

HUNTERS[®]

HERE TO GET *you* THERE



Teewell Avenue

Staple Hill, Bristol, BS16 5NG

£425,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended double bay fronted end of terrace family home which is located conveniently for the amenities of Staple Hill, for access onto the Bristol cycle path and for access onto the Avon ring road.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

Many schools are also within easy walking distance and the popular Page Park is close by and provides excellent outdoor recreational space for people of all ages and interests.

In our opinion this property would ideally suit a growing family due to the spacious accommodation throughout and comprises to the ground floor; entrance hall, cloakroom, a lounge with a cast iron wood burner and an open plan kitchen/diner. The kitchen is fitted with an extensive range of wall and base units and incorporates an integral double electric oven, microwave and five ring gas hob.

To the first floor there are three good sized bedrooms, a bathroom with an over bath shower and study.

Externally to the front of the property is a hardstanding providing off street parking for one car. To the rear of the property is an established garden which is mainly laid to patio and lawn with a single sized garage.

Additional benefits include; gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque double glazed composite door leading into entrance hall.

ENTRANCE HALL

Opaque uPVC double glazed window to side, double fronted cupboard housing a consumer unit and electric meter, under stairs storage cupboard housing gas meter, radiator, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen.

CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. with concealed cistern and wash hand basin with chrome mixer tap, tiled splash backs, heated towel rail.

LOUNGE

14'6" (into bay) x 12'7" (4.42m (into bay) x 3.84m) uPVC double glazed bay window to front, picture rail, chimney breast housing a cast iron wood burner, TV aerial point, Bamboo flooring, radiator,

KITCHEN

15'8" x 6'8" (4.78m x 2.03m) uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of cream coloured wall and base units with soft close doors and drawers, incorporating a stainless steel electric double oven, microwave and five ring gas hob with a stainless steel cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged work surface, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator, opaque uPVC double glazed door leading into rear garden and archway leading into dining area.

DINING AREA

12'4" x 11'7" (3.76m x 3.53m) uPVC double glazed sliding patio doors leading into rear garden, radiator.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, loft access, radiator, doors leading into all first floor rooms.

BEDROOM ONE

14'9" (into bay) x 12'8" (4.50m (into bay) x 3.86m)
uPVC double glazed bay window to front, radiator.

BEDROOM TWO

12'5" x 9'7" (3.78m x 2.92m)
uPVC double glazed window to rear, radiator.

BEDROOM THREE

8'6" x 7'6" (2.59m x 2.29m)
uPVC double glazed window to rear, radiator.

STUDY

8'8" x 5'6" (2.64m x 1.68m)
uPVC double glazed window to side, radiator.

BATHROOM

7'0" x 5'8" (2.13m x 1.73m)
Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled P shaped bath with chrome

mixer tap, chrome over bath shower system and side splash screen, tiled splash backs, heated towel rail.

OUTSIDE

FRONT

A hard standing providing one off street parking space, shared driveway access.

REAR GARDEN

Small paved patio area leading to an area which is mainly laid to lawn with greenhouse, outside lighting and established trees and shrubs, garden surrounded by wooden fencing, wooden gate providing rear pedestrian access.

GARAGE

Single sized garage situated to the rear of the garden with metal up and over door.



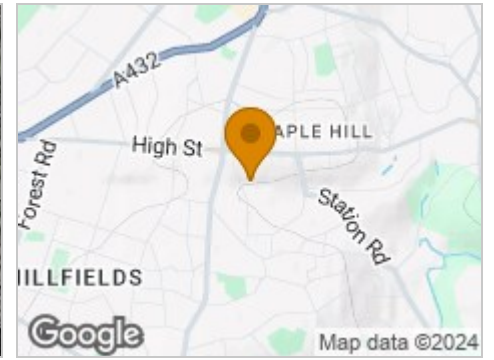
Road Map



Hybrid Map



Terrain Map



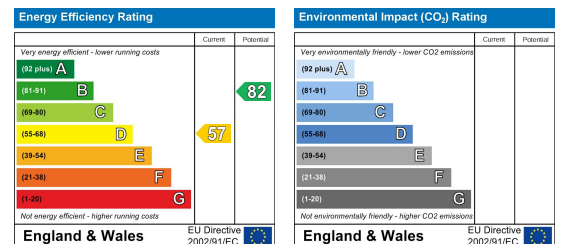
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.