

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Seymour Road

Staple Hill, Bristol, BS16 4TF

£325,000



Council Tax: C



# 26 Seymour Road

Staple Hill, Bristol, BS16 4TF

£325,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no onward chain, this attractive double bay fronted end of terrace home located within the popular area of Staple Hill.

The property is conveniently positioned a short walk to the local High street with it's array of shops, coffee shops and restaurants, whilst being within close proximity to local schools, Page Park and access onto the Bristol-Bath Cycle Path.

The well presented accommodation comprises in brief, to the ground floor: entrance hallway, lounge with feature fireplace, dining room, lean-to conservatory and kitchen. To the first floor can be found a modern shower room, 2 double sized bedrooms and a generous sized single bedroom. Further benefits worthy of a note include: double glazing, gas central heating, a well tended rear garden which is laid to lawn and patio and a driveway to the front an providing off street parking space.

## ENTRANCE HALLWAY

Access via opaque UPVC double glazed double doors. coved ceiling, picture rail, double radiator, wood effect vinyl flooring, under stair storage cupboard, gas and electric meter cupboards, stairs rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

12'8" x 11'10" (3.86m x 3.61m)  
UPVC double glazed bay window to front, coved ceiling ceiling rose, double radiator, marble effect feature fireplace with gas coal flame effect fire inset.

## KITCHEN

16'7" x 7'7" (5.05m x 2.31m)  
UPVC double glazed window to rear and side, range of fitted wall and base units, laminate work tops, tiled splash backs, space for cooker (electric cooker point), space for washing machine, single stainless steel sink bowl unit, double radiator, extractor fan, opening leading through to dining room.

## DINING ROOM

12'8" x 11'2" (3.86m x 3.40m)  
Coved ceiling, double radiator, UPVC double glazed patio door to Lean-to.

## LEAN-TO CONSERVATORY

10'5" x 7'0" (3.18m x 2.13m)  
UPVC double glazed window to rear, polycarbonate roof, UPVC double glazed French doors leading out to garden.

## BEDROOM ONE

13'3" x 12'4" (4.04m x 3.76m)  
UPVC double glazed bay window to front, coved ceiling, ceiling rose, fitted wardrobe, radiator.

## BEDROOM TWO

11'11" x 9'6" (3.63m x 2.90m)  
UPVC double glazed window to rear, coved ceiling, ceiling rose, mirror fronted wardrobes partly housing a combination boiler, fitted wardrobes, radiator.

## BEDROOM THREE

8'9" x 7'3" (2.67m x 2.21m)  
UPVC double glazed window to front, coved ceiling, radiator.



## SHOWER ROOM

7'1" x 6'6" (2.16m x 1.98m)

Opaque UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing electric shower, aqua board splash backs, radiator, extractor fan.

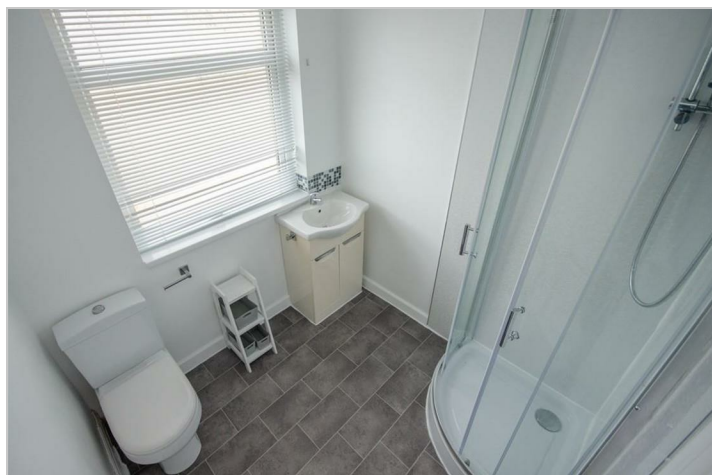
## OUTSIDE:

### REAR GARDEN

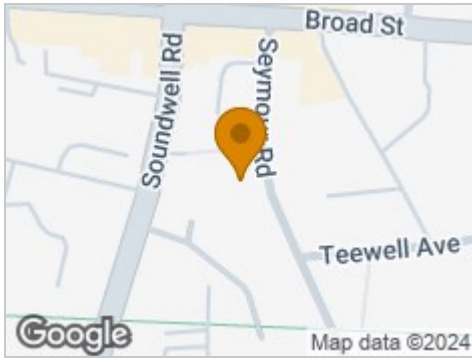
Patio leading to lawn, plant and shrub borders, enclosed by boundary fencing.

### DRIVEWAY

To front of property laid to stone chippings providing off street parking space.



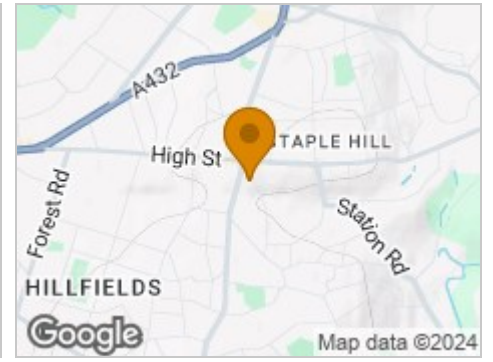
## Road Map



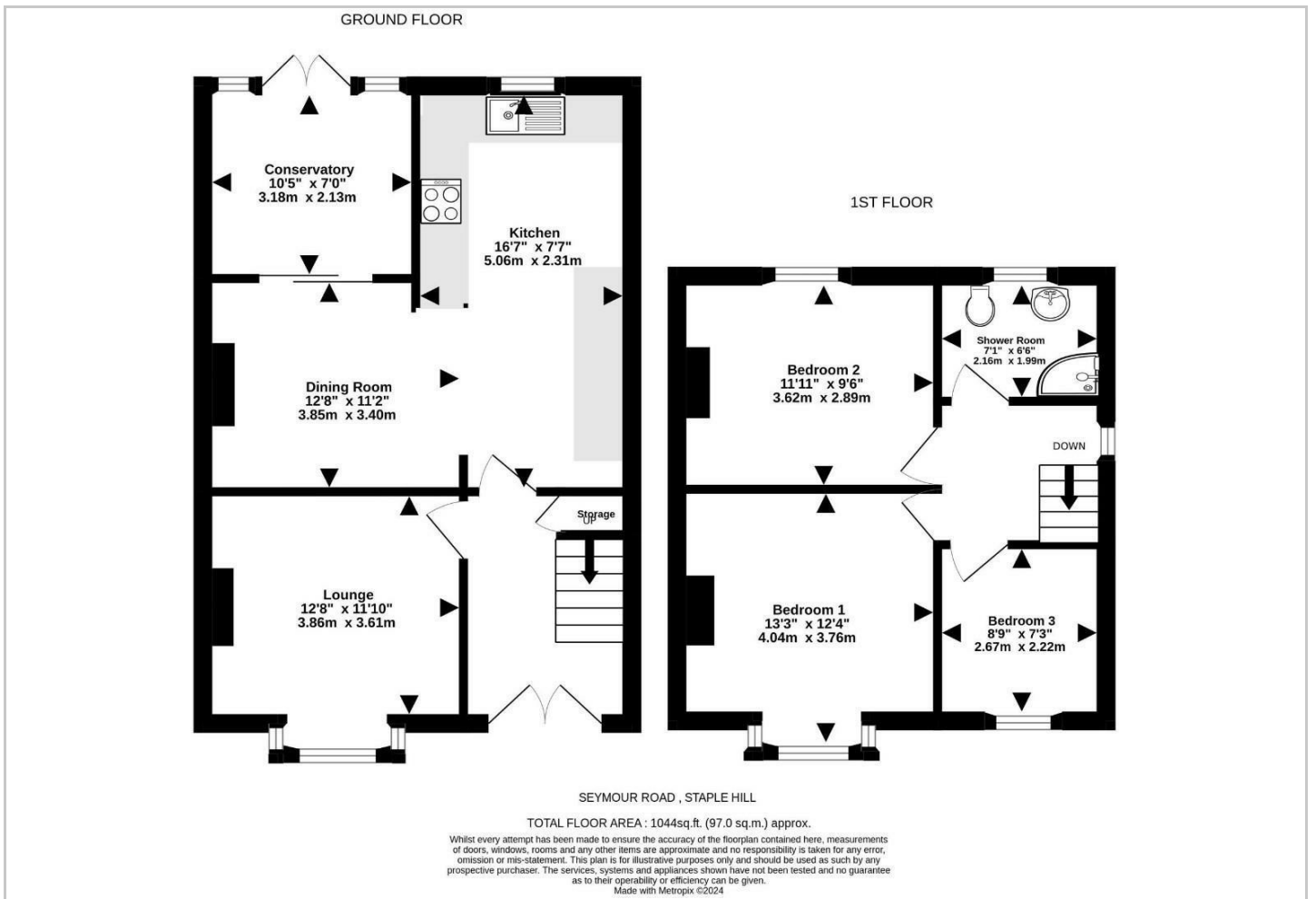
## Hybrid Map



## Terrain Map



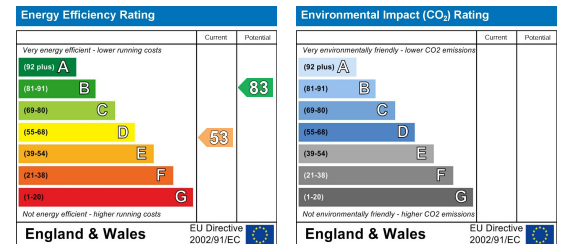
## Floor Plan



## 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.