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Gloucester Road
Staple Hill, Bristol, BS16 4SL

£375,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this attractive bay fronted Victorian terrace located within the popular Gloucester Road in Staple Hill. The property is conveniently located a short walk to Staple Hill High street with its array of shops, coffee shops and restaurants, whilst being in close proximity to Page Park and Tynings Primary school. The area offers good transport links, both onto The Ring Road and Cycle Path. The property has been greatly improved over the years to include extension and loft conversion which has created a fantastic amount of living space which is ideal for a family. Displayed throughout in excellent order the spacious accommodation is displayed over 3 floors and comprises: entrance hallway, lounge with wood burner, kitchen/diner, utility/family room with patio door out to garden and cloakroom. To the first floor can be found 2 double bedrooms, one of which has an en-suite bathroom and stairs rising to the second floor where there can be found the master bedroom and an additional bathroom.

Externally the property benefits from having a well tended low maintenance rear garden with large storage shed which has power and light.

ENTRANCE HALLWAY

Access via a hardwood stained glass door with matching transom, oiled ceiling, dado rail, radiator, archway, electric and gas meter cupboards, Karndean wood effect flooring, stairs rising to first floor, doors leading to lounge and kitchen/dining room.

LOUNGE

14'1" (into bay) x 11'10" (4.29m (into bay) x 3.61m) UPVC double glazed bay window to front, coved/corniced ceiling, ceiling rose, double radiator open marble effect feature fireplace with slate hearth and wood burner inset.

KITCHEN/DINING ROOM

11'5" x 12'5" (3.45m x 3.78m) LED downlighters, double radiator, Karndean wood effect flooring, double door access to under stair storage cupboard, shaker style kitchen with wall and base units and solid oak work tops, tiled splash backs, under unit lighting, built in AEG electric oven and induction hob, space for under counter fridge and freezer, doorway leading through to utility/family room.

FAMILY ROOM/UTILITY

14'1" x 9'5" (4.55m x 2.87m) Apex Anthracite double glazed roof with matching double glazed patio door out to garden, 2 radiators, Karndean wood effect flooring, shaker style base units, solid oak work top, stainless steel sink unit with mixer tap, Quartz work top to sink area, space and plumbing for washing machine, LED downlighters, doorway leading through to lobby.

LOBBY

Karndean wood effect flooring, UPVC double glazed door to rear garden, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to rear, wash hand basin, close coupled W.C, part tiled walls, Karndean wood effect flooring, part tiled walls.

FIRST FLOOR LANDING

Coved ceiling, built in linen cupboard, stairs rising to second floor, doors leading to bedrooms 2 and 3.

BEDROOM TWO

15'0" x 12'4" (4.57m x 3.76m)

UPVC double glazed sash window to rear, coved ceiling, ceiling rose, double radiators, fitted wardrobes, door leading to en-suite bathroom.

EN-SUITE BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath with mains controlled shower system over, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, chrome heated towel radiator, LED downlighters, cupboard housing Vaillant combination boiler.

BEDROOM THREE

15'0" x 7'6" (4.57m x 2.29m)

UPVC double glazed window to front, with wood shutters, double radiator, fitted wardrobes.

SECOND FLOOR LANDING

UPVC double glazed window to rear, spindled balustrade, doors leading to bedroom 1 and bathroom.

BEDROOM ONE

12'9" x 14'7" (3.89m x 4.45m)

Three Velux windows to front aspect, oak effect laminate flooring, LED downlighters, radiator, chrome heated towel radiator.

BATHROOM

UPVC double glazed window to rear, LED downlighters, suite comprising: twin gripped panelled bath with mains controlled shower over, pedestal wash hand basin, close coupled W.C, tiled floor, part tiled walls, shaver point, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN

Low maintenance garden, stone patio, wood sleeper borders, variety of plants and shrubs, security light, water tap, large wood shed with power and light, rear gated access, enclosed by boundary fencing.

FRONT GARDEN

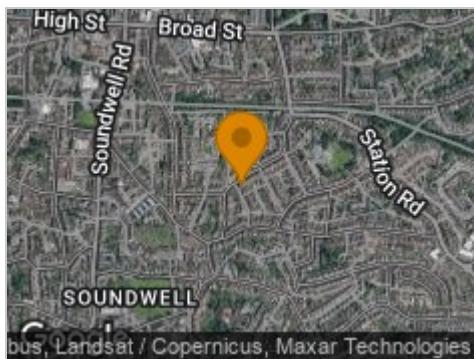
Laid to stone chippings, brick paved pathway to entrance, enclosed by boundary wrought iron railings.



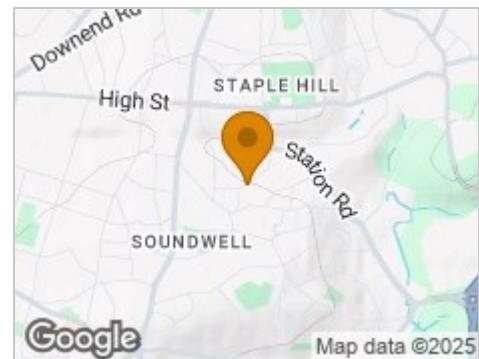
Road Map



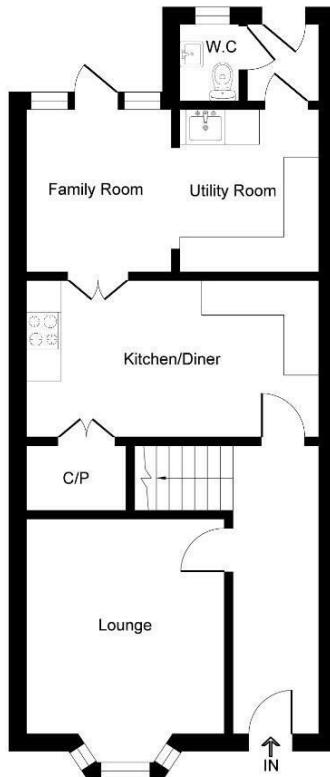
Hybrid Map



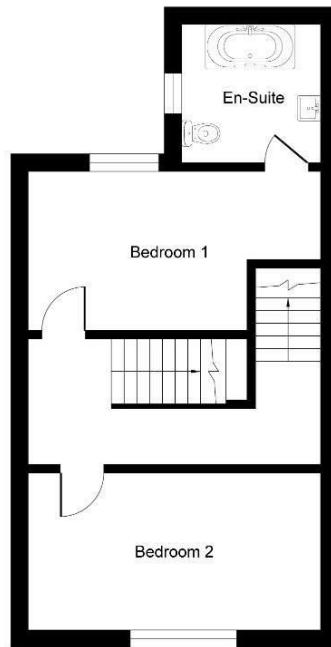
Terrain Map



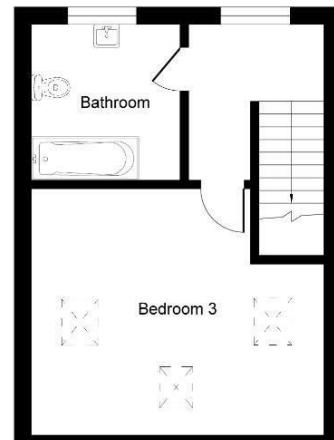
Floor Plan



Ground Floor



First Floor



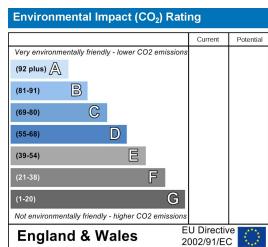
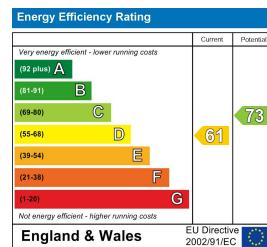
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.