



70a Park Road, Staple Hill, Bristol, BS16 5LG

Detached house conveniently positioned for amenities | 3 bedrooms | Modern kitchen with integral oven & hob | Lounge & conservatory

Ground floor shower room & first floor bathroom | Garage & ample off street parking | Large mainly laid to lawn rear garden | Gas central heating & UPVC double glazed windows

Asking Price: £375,000

HUNTERS®
HERE TO GET *you* THERE

Park Road, Staple Hill, Bristol, BS16 5LG

Hunters Estate Agents, Downend are pleased to offer for sale this detached, versatile and unique property which occupies a position convenient for the amenities of both Downend and Staple Hill. These amenities include a wide variety of shops and supermarkets, schools, doctors surgery, bus routes, restaurants and banks. The popular Page Park is within easy reach of the property and provides recreational facilities for all ages. Access onto the Avon ring road, for major commuting routes and for the Bristol cycle path is also close by.

The accommodation is displayed over two storeys and in brief comprises to the ground floor; entrance hall, a lounge with French doors leading into the rear garden, a well appointed kitchen with an integral oven & hob, a modern shower room, a UPVC double glazed conservatory and two bedrooms. To the first floor there is a bedroom with fitted bedroom furniture and a modern bathroom.

The current owner of the property currently use one of the ground floor bedrooms as a dining room which provides a good example of the properties versatility.

Additional benefits include; a large garage measuring in excess of 30ft in length, ample off street parking spaces to the front of the property, a mainly laid to lawn garden to the rear in excess of 100ft in length, gas central heating and UPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE HALL

Via a part opaque, leaded and stained glazed composite door, telephone point, double fronted storage cupboard, under stairs single fronted storage cupboard, two radiators, wooden floor, doors leading into all ground floor rooms, stairs leading to first floor accommodation.



LOUNGE

5.08m (16' 8") x 3.66m (12' 0") 1"

UPVC double glazed French doors leading into rear garden, feature fireplace housing a gas coal and flame effect fire, TV point, single fronted under stairs storage cupboard, radiator.



KITCHEN

4.67m (15' 4") x 3.18m (10' 5") (widest point)

Dual aspect UPVC double glazed windows, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of wall and base units incorporating an electric double oven, four ring gas hob with a cooker hood over, roll edged work surface, plumbing for washing machine, space for a tall fridge freezer, space for a tumble dryer, boiler supplying gas central heating and domestic hot water, radiator.



SHOWER ROOM

Opaque UPVC double glazed window to side, ceiling with recessed LED spot lights, modern white suite comprising; W.C with concealed cistern, wash hand basin with storage cupboards below, shower cubicle with a chrome shower system, shaver point, tiled splash backs, radiator.



CONSERVATORY

3.23m (10' 7") x 2.57m (8' 5")

UPVC double glazed and dwarf wall construction, polycarbonate roof, tiled floor, UPVC double glazed door leading into rear garden and door leading into garage.



BEDROOM TWO

4.17m (13' 8") x 3.38m (11' 1")

(Currently used as a dining room) UPVC double glazed window to front, under stairs storage cupboard, radiator, wooden floor.



BEDROOM THREE

3.25m (10' 8") x 2.36m (7' 9")

UPVC double glazed window to rear, TV point, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Velux style window, loft access, under eave storage cupboard, doors leading into both first floor rooms.

BEDROOM ONE

4.19m (13' 9") x 2.92m (9' 7")

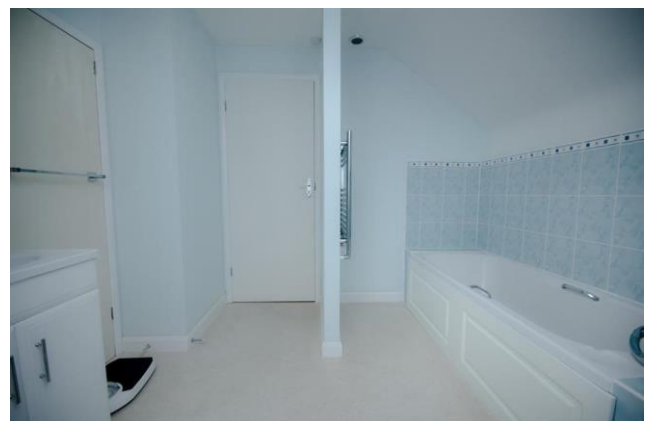
UPVC double glazed window to front, range of fitted wardrobes with hanging rails and shelving,



BATHROOM

3.05m (10' 0") x 2.74m (9' 0")

Opaque UPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C. panelled twin gripped bath with chrome mixer tap and shower attachment, wash hand basin with storage cupboard below and light with shaver point over, under eave storage cupboard, chrome heated towel rail.



OUTSIDE

FRONT

Driveway providing ample off street parking spaces for several cars, outside lighting.

GARAGE

9.60m (31' 6") x 2.36m (7' 9")

Double doors, power and light, half opaque UPVC double glazed door leading into rear garden.

REAR GARDEN

In excess of 100ft in length, small wooden decking area leading to an area which is mainly laid to lawn with a variety of herbaceous borders, outside lighting, water tap, timber summer house, greenhouse, garden surrounded by wooden fencing and a boundary wall.



OPENING HOURS

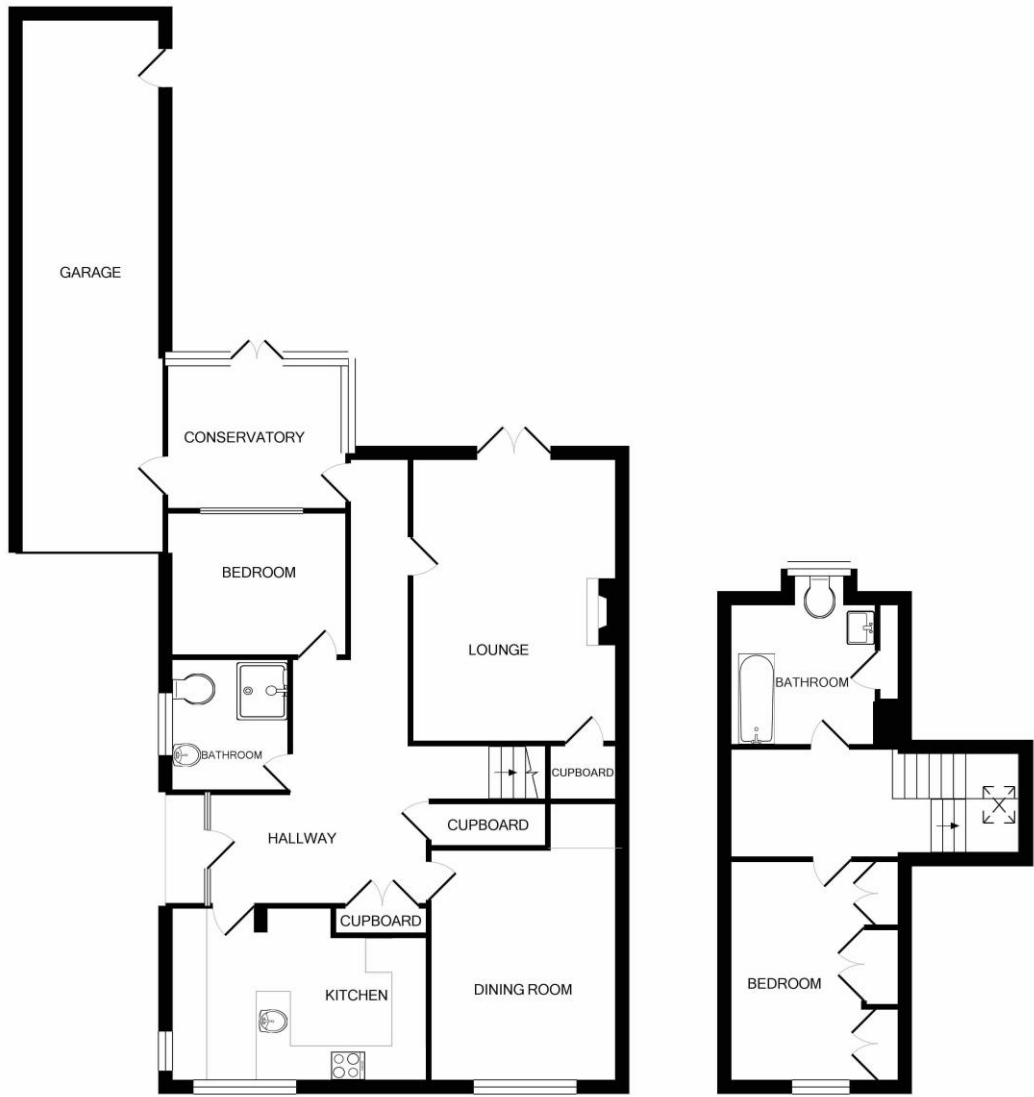
Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

THINKING OF SELLING?

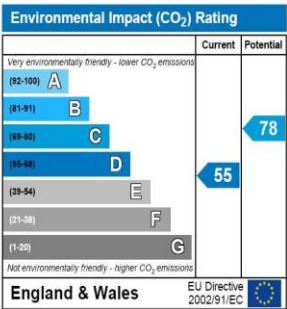
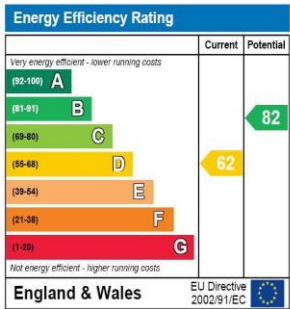
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



GROUND FLOOR
APPROX. FLOOR
AREA 120.2 SQ.M.
(1294 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.7 SQ.M.
(342 SQ.FT.)

TOTAL APPROX. FLOOR AREA 152.0 SQ.M. (1636 SQ.FT.)
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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