



Stonebridge Park,  
Bristol,  
BS5 6RN

Offers In The Region Of  
£480,000



Hunters Estate Agents - Fishponds office are privileged to offer this fine 1930's semi detached 3 bedroom home offered in pristine condition, complete with many original features, considerable charm and practical 'Family sized' accommodation, with potential (subject to permissions). This desirable home should appeal to professionals and young families alike. The property is approached via a tarmac laid hardstanding/off street parking for at least 2 cars. On the first floor there are 3 bedrooms and a bathroom. On the ground floor there are 2 receptions and a kitchen. The Garden is arranged to the rear of the property having a south facing aspect, impressive views, mature borders and useful basement/cellar storage. This lovely home has been maintained to a good standard and benefits from outstanding views across the generous rear garden, Clay Bottom allotments and Royal Hill local nature reserve. The property is well placed for those requiring open space. Nearby Eastville Park and Ridgeway Road fields stand within walking distance. The Bristol/Bath cycle path enables good access to the Easton/Greenbank Community along with the City centre. Hunters Exclusive - Call FISHPONDS office for OPEN HOUSE event viewing appointments.



## GROUND FLOOR

Twin UPVC double glazed and multi paned French doors into..

## ENTRANCE LOBBY

Feature stained and leaded inner glazed door with matching fixed windows alongside and over into..

## HALL

Feature laminate wood grain effect floor, staircase to first floor with twin cupboards beneath, radiator, picture rail.

## LOUNGE 16'0" x 12'2"

Maximum overall into a feature UPVC double glazed stained and leaded glazed bay window, feature fireplace with marble effect hearth, radiator, feature laminate wood grain effect floor, picture rail.

## DINING ROOM 13'1" 11'1"

Amazing views from a UPVC double glazed bay window with purpose built seat/storage, feature laminate wood grain effect floor picture rail, tiled fireplace with a built in gas fire, radiator.

## KITCHEN 11'8" x 6'11"

Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with stainless steel effect handles, vinyl tiled effect floor, marble effect working surfaces with an inset single drainer stainless steel sink unit with mixer taps over, space for upright fridge/freezer and washing machine, built in oven, glass topped hob and extractor fan above, splash back tiling, dual aspect UPVC double glazed windows to side and rear, UPVC double glazed door to exterior.

## FIRST FLOOR LANDING

Feature stained and leaded glazed window to side, access to roof space, built in shelved cupboard with window to exterior.

## BEDROOM 1 16'0" x 12'3"

Picture rail, maximum overall dimension into a UPVC double glazed stained and leaded bay window, radiator.

## BEDROOM 2 13'1" x 11'2"

Amazing elevated views through UPVC double glazed windows across the rear garden towards the Royate Hill Nature Reserve, radiator, picture rail.

## BEDROOM 3 9'4" x 6'11"

Amazing elevated views through UPVC double glazed windows across the rear garden towards the Royate Hill Nature Reserve., radiator, picture rail.

## BATHROOM 6'4" x 6'0"

Luxuriously appointed with a white suite of paneled bath, low level WC and pedestal wash basin with china/stainless steel effect Victorian style fittings, mixer shower attachment over bath, built in thematically controlled shower over bath with fitted screen alongside, splash back tiling, feature black and white vinyl floor covering, UPVC double glazed and frosted stained and leaded glazed window to front.

## EXTERIOR

### HARD STANDING/OFF STREET PARKING

Directly in front of the property is a newly tarmacked surface suitable for the off street parking of at least 2 vehicles.

## GARDEN

The garden a particular feature of the sale offers outstanding views over the Clay Bottom allotments towards Royate Hill viaduct and Nature Reserve. Standing within larch lapwood fenced boundaries the garden offers an initial section of level well tended Lawn with pathway to one side leading to an ornamental section of garden with gravelled surfaces and numerous natural stone edged beds and borders with an established display of flowering plants and shrubs. Timber shed, twin wooden side gates opening to the front of the property, the rear garden benefits from a South facing aspect and backs directly onto the Clay Bottom allotments.

Tenure: Freehold  
Council Tax Band: C



- A traditional 1930's semi detached Family home
- Maintained and presented to a high standard throughout
- Outstanding elevated views towards Royate Hill nature reserve
- Mature rear gardens directly backing onto Clay Bottom allotments
- Many original 1930's features and character
- A rare and highly appealing home
- 3 bedrooms and modern bathroom
- 2 receptions and kitchen
- Hunters Exclusive - recommended viewing
- Call FISHPONDS OFFICE for OPEN HOUSE event viewing

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>82</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>61</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

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.