

# HUNTERS<sup>®</sup>

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## 23 Staple Hill Road

Fishponds, Bristol, BS16 5AA

Offers In The Region Of £300,000



Hunters Estate Agents - Fishponds office are delighted to offer this period 2-bedroomed terraced home within walking distance of Fishponds High street shops and amenities. This charming home offers spacious, extended and modernised accommodation with many original and period features to include natural wood stripped floors and a cast iron fireplace. An additional feature of the sale is the generous rear garden with project area, offering suitable space for garden studio/shed. This interesting home offers a generous 2nd Sitting room/Dining room opening into a Breakfast/Utility space and Kitchen. Likely to appeal to young professionals and first time buyers. The bustling centre of Fishponds provides a wide range of independent shops and services, along with a growing number of coffee shops and eateries. The Bristol/Bath cycle path is almost on the doorstep alongside public transport on Staple Hill road enabling access to the City centre. Hunters Exclusive - recommended viewing.





## Entrance

Feature Georgian style multi paned entrance door into ...

## Hall

Feature natural wood stripped floor, staircase to first floor, radiator.

## Lounge 10'11" x 10'1" (3.34m x 3.09m)

UPVC double glazed window to front, maximum overall dimension into alcoves, period ceiling coving, picture rail, radiator.

## Second Sitting/Dining Room 11'6" x 10'10" (3.51m x 3.32m)

Radiator, feature natural wood stripped floor, feature cast iron fireplace with inlay pictorial tiles and a black marble hearth, under stairs cupboard, fitted shelves, dimension maximum overall into alcoves, radiator.

## Utility/Breakfast Room 7'9" x 6'6" (2.38m x 2.00m)

Fitted working surface/breakfast bar with space beneath for appliances, fitted wall cabinets, twin velux roof windows, UPVC double glazed French doors benefiting from an attractive outlook and direct access onto the rear garden, tiled floor, space savor radiator, opening into ...

## Kitchen 6'10" x 6'2" (2.09m x 1.89m)

Fitted with a range of Shaker cream fronted wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate an inset gas hob and built in double oven, black marble effect working surfaces, radiator, inset stainless steel sink with mixer taps over, space for dishwasher, combination gas fired boiler for domestic hot water and central heating, UPVC double glazed window to rear, radiator.

## First Floor Half Landing

## Shower Room (Former bathroom) 6'9" x 6'2" (2.06m x 1.89m)

Luxury appointed with vanity built storage to incorporate an inset wash basin, low level w.c. with wood effect seat, fully tiled walls and floor, heated towel rail, ceiling extractor, UPVC double glazed and frosted window to rear.

## Principal Landing

Feature natural wood stripped floor.

## Bedroom 1 13'7" x 10'10" (4.16m x 3.31m)

Feature natural wood stripped floor, maximum overall dimension into alcoves, UPVC double glazed window to front, radiator.

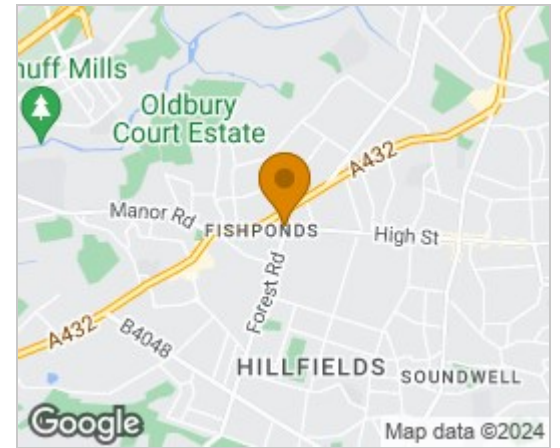
## Bedroom 2 11'8" x 8'6" (3.57m x 2.60m)

UPVC double glazed window to rear with a lovely outlook onto the rear garden, dimension maximum overall into alcoves, feature natural wood stripped floor.

## Exterior

The property benefits from a modest front garden. A particular feature of the sale is the generous rear garden which offers informal lawns and raised natural stone edged borders and raised beds to include a herb garden and area set aside for the growing of fruit and vegetables. Outside tap, small ornamental pond, bark chippings play area, paved patio with flag stone effect stepping stones, through level lawns. At the far end of the rear garden is a project area set aside for garden shed/studio position.

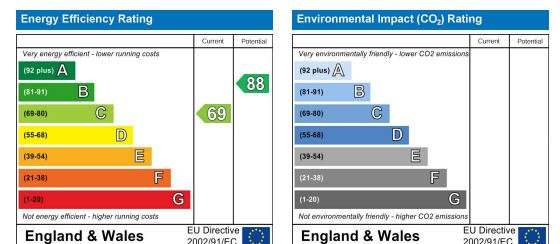
## Area Map



## Floor Plans



## 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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>