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7 Upper Station Road

Staple Hill, Bristol, BS16 4LY

Offers In The Region Of £309,500



Hunters Estate Agents are delighted to offer this eye catching period 2 bedroomed cottage within a little known backwater moments from Bristol/Bath cycle path and Staple Hill High Street. This appealing home offers well presented and proportioned accommodation with a stylish Kitchen and modern white bathroom. A particular feature of the sale is the generous rear garden and off street parking space. This stylish home with some character features is most likely to appeal to professionals and first time buyers. The property is well placed for a selection of shops and services in both Fishponds and Staple Hill centres. Hunters Exclusive - recommended viewing.



Entrance
UPVC double glazed entrance door into ...

Hall
Door into lounge.

Lounge 14'5" x 11'11" (4.41m x 3.65m)
Dimension maximum overall including hall dimension. Radiator, feature laminate wood grain effect floor, feature solid timber beam above a built in log burning stove, UPVC double glazed window to front, fitted alcove shelving.

Dining Room 14'5" x 10'0" (4.41m x 3.05m)
Feature laminate wood effect floor, radiator, twin UPVC double glazed French doors leading onto the rear garden, fireplace opening, built in under stairs cupboard, radiator.

Kitchen 11'8" x 5'9" (3.58m x 1.76m)
Fitted with a comprehensive range of timber grain effect wall, floor and drawer storage cupboards with brushed steel effect handles, rolled edged working surfaces, inset glass topped hob and built in oven, space for upright fridge/freezer and washing machine, single drainer stainless steel unit, UPVC double glazed window to exterior, splash back tiling, vinyl slate effect floor, radiator, door into ...

Rear Lobby
UPVC double glazed door onto rear garden, door into ...

Bathroom 6'2" x 5'9" (1.88m x 1.77m)
Luxury white suite of pannelled bath with mixer shower attachment over, low level w.c. pedestal wash basin, radiator, access to roof space.

First Floor Landing
Access to roof space.

Bedroom 1 14'6" x 12'0" (4.43m x 3.68m)
Feature natural wood stripped floor, radiator, built in wardrobe, UPVC double glazed window to front.

Bedroom 2 14'6" x 10'2" (4.43m x 3.10m)
Feature natural wood stripped floor, radiator, UPVC double glazed window to rear overlooking the rear garden, built in cupboard storage to include a wall mounted gas fired boiler for domestic hot water and central heating.

Exterior

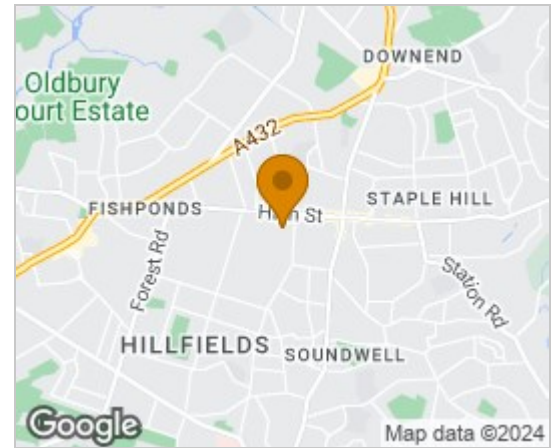
Off Street Parking Space
Directly in front of the property is a tarmac laid hard standing suitable for the parking of one vehicle.

Garden
Arranged principally to the rear of the property the generous rear garden a particular feature of the sale offers an initial concrete laid surface/patio with matching pathway to one side of the garden leading to a section of paved seating area. Beyond here there is a level section of lawn with colourful borders with spring flowers and climbers to one side and at the far end of the rear garden an area designated for the growing of fruit and vegetables.

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>

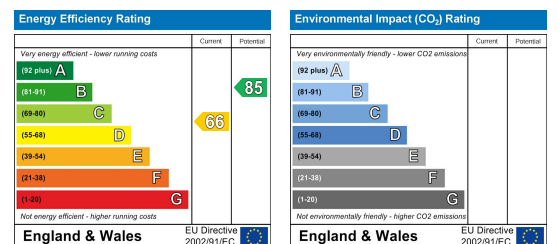
Area Map



Floor Plans



Energy Efficiency Graph



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