

HUNTERS®

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2 Frome Place

Stapleton, Bristol, BS16 1DJ

£380,000



Hunters are delighted to offer for sale this highly attractive stunning 2 double bedroom end terrace cottage located within a position close to Snuff Mills offering lovely scenic walks along the River Frome. This gorgeous and well space property is beautifully presented throughout offering spacious accommodation. Internally to the ground floor there is a front lounge, a dining room area with wood burner opening onto a fabulous open plan 2nd reception room/kitchen with French doors having lovely views onto the rear garden. To the first floor there are 2 double bedrooms and a newly fitted luxury appointed bathroom. Further benefits include Upvc double glazed windows, gas central heating, off street parking and a fantastic generous landscaped rear garden with side pedestrian access. An internal viewing is highly recommended.



Entrance

Via a green wooden door to ...

Front Lounge 15'10" x 11'8" (4.84m x 3.56m)

UPVC double glazed window to front, stairs to first floor, wood grain effect fitted laminate floor, fitted radiator, multi fuel burner with wood mantle above.

Dining Room Area Opening 16'2" x 7'7" (4.95m x 2.33m)

UPVC double glazed window to side, fitted wooden shutters, wood grain effect laminate floor, fitted radiator, wood burner, opening to...

Open plan Kitchen/Reception 16'5" x 10'9" (5.01m x 3.30m)

Dimension at widest point and extending to 5.84m L shaped. UPVC double glazed French doors to rear with pleasant views out onto the rear garden, fitted radiator, wood grain effect fitted laminate flooring, space and area for either arms chairs or dining table and chairs. The kitchen has stylish fitted base and wall units with working surfaces and tiled splash backs incorporating a gas point for cooker, plumbing for automatic washing machine, fitted butler sink with brass effect mixer tap over, UPVC double glazed window to rear, UPVC double glazed window to side with wooden shutters, wall mounted gas combination boiler serving central heating and hot water.

First Floor Landing

Access to loft space, double glazed window to front with wooden shutters, fitted radiator, built in storage cupboard.

Bedroom 1 10'11" x 10'5" (3.35m x 3.19m)

UPVC double glazed window to front with wooden shutters, period fitted fireplace, wood grain effect fitted laminate flooring.

Bedroom 2 9'6" x 8'2" (2.90m x 2.49m)

UPVC double glazed window to rear with wooden fitted shutters, fitted radiator, wood grain effect laminate flooring, fitted feature fireplace.

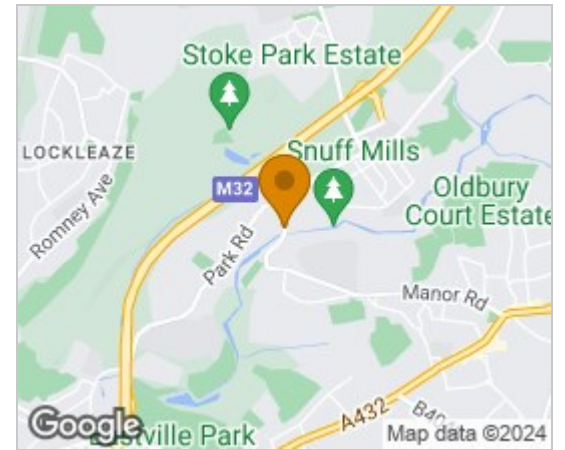
Bathroom

Sky light. luxury appointed re-fitted bathroom, tiled panelled bath with over head extra large shower head off mains system, low level w.c, sink into storage unit with cupboard below.

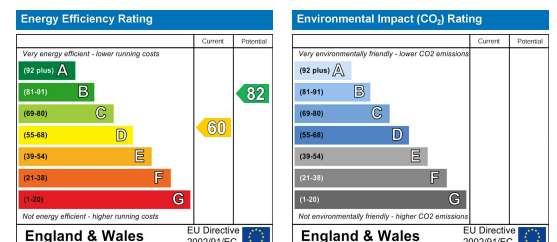
Exterior

To the rear has a stunning large enclosed garden with paved patio adjoining the property, the remainder is laid to lawn with various attractive planting with raised decking area. There is also a side access via a gate. Also at the end of the garden is a timber build shed with natural stone wall boundaries. To the front has a block paved off street parking area allowing parking for two vehicles.

Area Map



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>