

HUNTERS®

HERE TO GET *you* THERE



16 Countess Walk

Stapleton, Bristol, BS16 1EU

£350,000



Hunters are delighted to offer for sale this spacious formally 3 bed now 2 bed mid terrace property located in the highly popular Duchess Way estate within close distance to Stapleton Village, and Snuff Mills offering scenic river walks. This lovely house has the benefit of being offered with vacant possession and would make a fabulous first time buyer or family home. Internally to the ground floor there is a generous lounge, a spacious conservatory, a downstairs cloakroom and fitted kitchen. To the first floor there is a master bedroom (originally 2 bedrooms but opened up into one, but would be easy to create a 3rd bedroom again), a second bedroom and bathroom. Further benefits include, double glazed windows, gas central heating via a Worcester combi boiler, a single attached garage, and a lovely rear garden. Viewing highly recommended.



ENTRANCE VIA
Double glazed door to...

LOBBY
Tiled floor, door to garage.

CLOAKROOM
Low level WC, wall mounted wash hand basin and tiled throughout.

Opaque glazed door to hallway.

HALLWAY
Radiator, stairs to first floor, understairs storage.

LOUNGE 15'11" x 12'10" (4.87m x 3.93m)
Radiator, double sliding doors to rear leading to...

CONSERVATORY 15'8" x 10'11" (4.80m x 3.33m)
Radiator, double glazed windows to rear, double glazed French door to rear opening onto rear garden.

KITCHEN 12'2" x 9'6" (3.72m x 2.92m)
Double glazed window to front, radiator. A wide range of base and wall fitted units with working surfaces incorporating a one and quarter bowl sink, fitted gas hob with oven below, plumbing for automatic washing machine.

FIRST FLOOR LANDING
Access to loft space , built in cupboard housing Worcester gas combination boiler serving central heating and hot water.

BEDROOM 1 (FORMALLY 2 BEDROOMS) 15'10" x 12'4"
(4.85m x 3.76m)
2 radiators, double glazed window to rear.

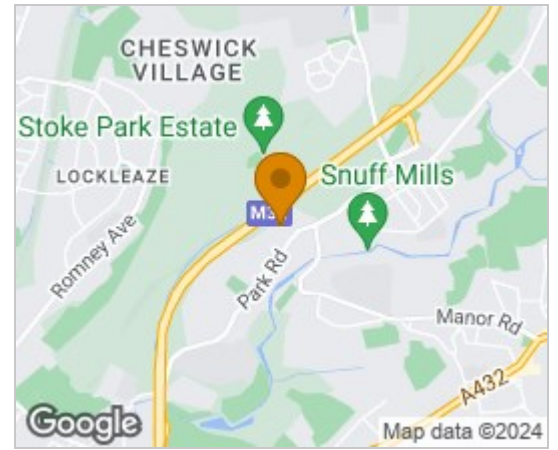
BEDROOM 2 12'5" x 9'5" (3.79m x 2.88m)
Double glazed window to front, radiator.

BATHROOM
Tiled paneled bath with overhead electric shower, low level WC, sink into storage unit with cupboard below.

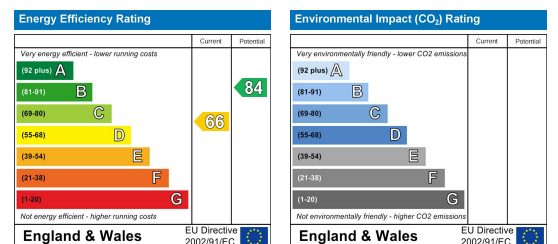
EXTERIOR TO THE FRONT
Paved patio area leading to front door, there is also access to the garage.

TO THE REAR
Lovely enclosed garden which has paved area adjoining property with bedding to side offering mature and attractive planting. There is also a wooden gate located to the rear of the garden that leads onto pedestrian rear access lane.

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.

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