

# HUNTERS®

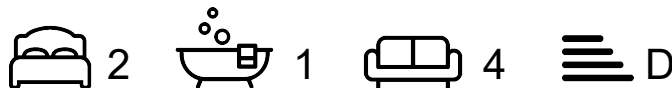
HERE TO GET *you* THERE



## 22 Dryleaze Road

Stapleton, Bristol, BS16 1HL

Guide Price £275,000



Hunters Estate Agents - Fishponds Office are delighted to offer this 1930's style 2 bedroom semi detached house requiring complete modernisation and refurbishment. Offering outstanding potential to form a 3 bedroom home (subject to the necessary approvals) this eye catching home has been extended to the rear and features a significant sized rear garden. The property offers considerable ground floor space ready for redesign and repurposing. This home occupies a desirable position on the edge of expansive green space surrounding the Frome Valley and River Frome. The open feel to the area is rarely found in such a relatively central city location with an abundance of greenery, trees and wildlife on the doorstep. Begbrook School can be found at the end of Dryleaze Road.

The Snuff Mills, Stoke Park and Oldbury Court Heritage Estates are superb green spaces in immediate reach, great for walking. The neighbouring suburb of Fishponds provides excellent shopping, café, nightlife and recreational facilities, which are all within a relatively short distance. The Stapleton address is very convenient for commuters with ease of access to the M32, M5 and M4 motorways, as well as just being a short cycle, drive or bus journey into the city centre. The area benefits from several tarmacked cycle paths which provide traffic free routes. Hunters Exclusive - recommended viewing.





Entrance  
Multi paned entrance door into ...

Hall  
Staircase to first floor, radiator.

Lounge 12'11" x 10'1" (3.94m x 3.09m)  
Dimension minimum excluding a double glazed bay window. Parquet wood block flooring, radiator, wide opening into ...

Dining Room 11'9" x 9'10" (3.59m x 3.00m)  
Parquet wood block flooring, radiator, serving opening into kitchen, fireplace opening with a built in wood burning stove (not tested), French door opening onto the conservatory.

Kitchen 8'9" x 6'0" (2.68m x 1.83m)  
Dimension minimum. Single drainer sink unit with mixer taps over inset within a working surface, drawer storage cupboards beneath, recess and alcove, window onto gym/lean to, electric fuse box and gas meter, opening into ...

Rear Lobby

Study 8'11" x 4'9" (2.73m x 1.45m)  
Radiator, window overlooking the rear garden, opening into ...

Conservatory 9'9" x 5'7" (2.98m x 1.72m)  
UPVC double glazed windows and door onto the rear garden.

Gym/Lean To 13'3" x 8'5" (4.05m x 2.59m)  
Double glazed windows on two sides and matching door onto the rear garden. Door into ...

Internal Garage 17'8" x 9'3" (5.40m x 2.83m)  
Twin wooden entrance doors.

First Floor Landing  
Window to side.

Bedroom 1 13'0" x 12'4" (3.97m x 3.77m)  
Dimension maximum overall into a aluminum framed double glazed bay window to front, cupboard containing a gas fired boiler for domestic hot water and central heating (not tested), access to a boarded and insulated roof space via an aluminum pull down ladder with access to EEC solar panel heating controls.

Bedroom 2 11'9" x 8'9" (3.60m x 2.67m)  
Aluminum French window to rear garden, radiator, built in airing cupboard.

Bathroom 8'10" x 7'3" (2.71m x 2.22m)  
A white suite of P shaped bath, pedestal wash basin, low level w.c. fitted shower over bath (not tested), splash back tiling, timber effect vinyl floor covering, radiator, window to rear, access to roof space.

Exterior

Off Street Parking Space  
Directly in front of the property is a hard standing suitable for 1 vehicle directly in front of the integral garage.

Garden  
Arranged to the rear of the property the large garden has been cleared in readiness for future landscaping.

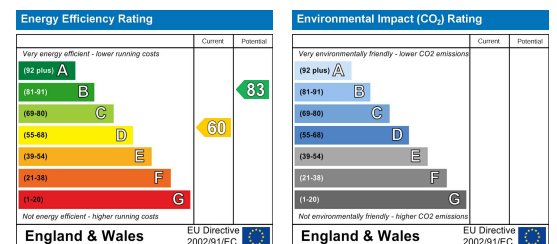
## Area Map



## 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.

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