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HERE TO GET *you* THERE



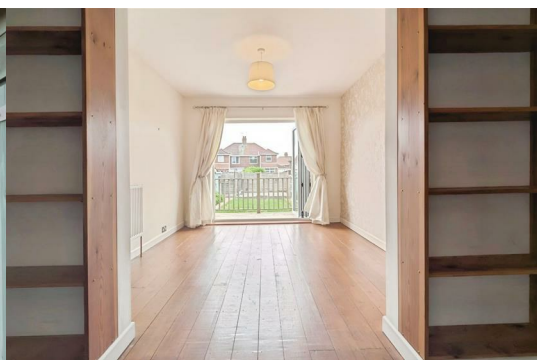
107 Staple Hill Road

Fishponds, Bristol, BS16 5AD

Offers In The Region Of £385,000



Hunters Estate Agents - Fishponds Office are delighted to offer this immaculate 3 bedroomed home within a convenient distance from Staple Hill and Fishponds High Streets. This stunning home has been the subject of thorough improvements and modernisation throughout. Retaining much original character to include many natural wood stripped floors and stained and leaded glazed windows this spacious home should appeal to professionals and growing families. Additional benefits include a superior Kitchen, luxury bathroom and high performance UPVC double glazing. This fine home offers a large rear garden extending approximately 60ft in length with an off street parking space. Call now for OPEN HOUSE event viewings. Hunters Exclusive - recommended viewing.



Entrance
Feature solid wood entrance door with stained and leaded glazed fixed window into ...

Spacious Hall
Natural wood stripped floor, radiator, staircase to first floor with useful cupboard beneath, UPVC double glazed window to side.

Lounge 17'6" x 11'3" (5.34m x 3.44m)
Dimension maximum overall into a UPVC double glazed bay window with feature stained and leaded glazed details, feature natural wood stripped floor, purpose built book cases along side opening into dining room, radiator, opening into

Dining Room 10'6" x 9'11" (3.22m x 3.04m)
Feature double glazed by fold doors opening onto the rear garden, outlook onto same, feature natural wood stripped floor.

Kitchen
Dimension maximum overall to include the rear vestibule. Fitted with a range of Shaker cream finished wall, floor and drawer storage cupboards with bushed steel effect handles and feature work tops, inset china sink with mixer taps over, position for electric oven and overhead extractor, feature natural slate floor, built in shelved larder, space for upright fridge/freezer and washing machine, dual aspect double glazed windows with outlook onto the rear garden, vestibule with door to exterior.

First Floor Landing
Access to roof space via a by fold ladder, UPVC double glazed and frosted window to side.

Bedroom 1 17'1" x 9'4" (5.23m x 2.85m)
One wall to wall having IKEA wardrobes, radiator, maximum dimension overall into UPVC double glazed window with stained and leaded glazed details.

Bedroom 2 11'4" x 11'3" (3.47m x 3.44m)
UPVC double glazed window to rear with a lovely elevated outlook onto the rear garden, radiator.

Bedroom 3 8'9" x 7'1" (2.69m x 2.16m)
UPVC double glazed window to front, radiator.

Bathroom
Luxury white suite of timber paneled bath with a built in thermostatically controlled shower over, vanity wash basin with cupboards beneath, low level w.c. heated towel rail, feature tiled walls and floor, UPVC double glazed and frosted window to rear, shelved cupboards containing an Ideal wall mounted combination gas fired boiler for domestic hot water.

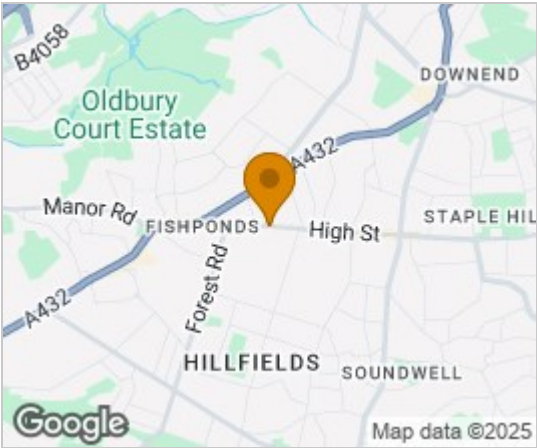
Exterior
The garden is arranged principally to the rear of the property the good size garden which extends approximately 60 feet in length features a raised timber decked terraced directly beyond the dining room with elevated outlook onto the level well tended lawn with wide mature border with colourful plants and shrubs to one side. A path along side the border leads to a garden shed and section of paved patio along side the Off Street Parking space for one vehicle. A side pedestrian path and gate leads to the front of the property, outside tap.

AML
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

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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Area Map



Floor Plans



Energy Efficiency Graph

