



Stanbury Avenue,
Bristol,
BS16 5AN

£395,000

3 1 2 D

Hunters Estate Agents - Fishponds office are delighted to present this distinctive period 3-bedroomed terraced home with considerable character, style and comfort. This fine home features well modernised accommodation with impressive character to include many internal wood stripped doors, architraves and skirtings, period fireplaces and original ceiling covings, an archway and roses. Together with many original features this desirable home features a newly fitted and stylish open plan arranged Kitchen/breakfast room and luxury shower room, alongside 3 generous bedrooms and 2 separate reception rooms. This attractive home occupies an ideal location within this tree-lined street, providing walking distance access of Fishponds thriving High Street and nearby Parks. This home is likely to appeal to professionals and growing families. The property is also likely to attract Buy to Let investors seeking a property with 4 letting rooms potential. Hunters Exclusive - Recommended viewing.



The charming accommodation which features many original natural wood stripped doors, architraves and skirtings comprise (all measurements are approximate)

GROUND FLOOR

Multi paned UPVC double glazed entrance door into...

ENTRANCE LOBBY

Inner natural wood stripped and multi paned door into...

HALL

Dado rail, cupboard containing electric meters, radiator, original period ceiling coving and feature arch, staircase to first floor with useful cupboard beneath, radiator.

LOUNGE 14'10" x 12'9"

Maximum overall into a UPVC double glazed bay window, feature fireplace with a marble surround, inlay cast iron grate and pictorial tiles, radiator, original period ceiling coving and ceiling rose.

DINING ROOM 11'11" x 8'7"

UPVC double glazed window to rear, feature cast iron fireplace with decorative surround and inlay pictorial tiles.

KITCHEN/BREAKFAST ROOM 23'7" 9'2"

Recently refurbished with a superior range of white high gloss effect wall, floor and drawer storage cupboards with space for washing machine, fridge and separate freezer, splash back tiling, built in understairs cupboard, island breakfast bar, radiator, wood block effect working surfaces, duel aspect UPVC double glazed window to side and rear, feature laminate wood grain effect floor, UPVC double glazed door leading onto the rear garden, cupboard containing a Glow-Worm wall mounted gas combination boiler for domestic hot water and central heating, inset single drainer sink with mixer taps over, space for gas cooker with fitted extractor over.

FIRST FLOOR

HALF LANDING

BEDROOM 3 11'6" x 9'3"

UPVC double glazed window to rear, radiator.

SHOWER ROOM 9'1" x 5'11"

Luxury white suite of low level WC and wash basin with cupboards beneath, splash back panelling throughout, heated towel rail, UPVC double glazed window to side, vinyl tiled floor, large walk in enclosure with a fitted Triton electric shower unit over, extractor fan.

PRINCIPLE LANDING

Access to roof space.

BEDROOM 2 12'0" x 10'7"

UPVC double glazed window to rear, radiator.

BEDROOM 1 16'3" x 11'9"

UPVC double glazed window to front, radiator, original period ceiling coving.

EXTERIOR

GARDEN

Arranged principally to the rear of the property and paved throughout with a timber shed and rear pedestrian gate opening onto a rear pedestrian lane.

AML (Anti money laundering)

“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”



Floorplan

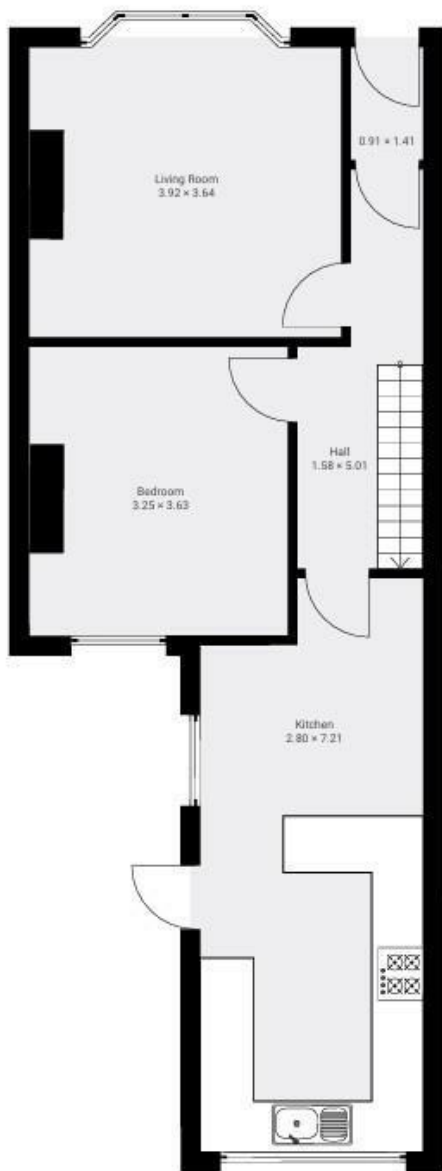
CREATED ON
2025-04-22

LOCATION
40 Stanbury Avenue
BS16 5AN Bristol

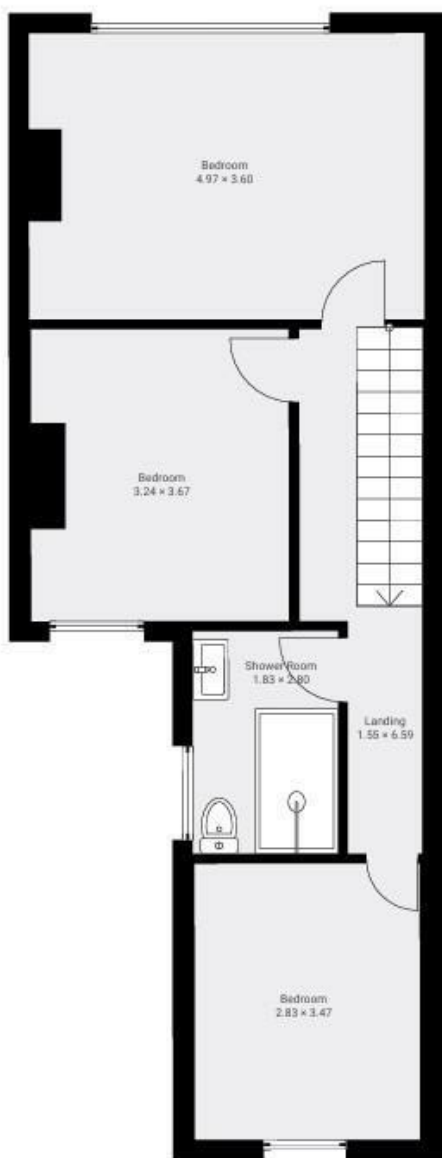
miServices Bristol

This floorplan is provided without warranty of any kind. miEnergy disclaims any warranty including without limitation, satisfactory quality or accuracy of dimensions. This is for guidance only.

▼ Ground Floor




▼ 1st Floor



Tenure: Freehold
Council Tax Band: B

- A highly sought after period 3 bedroom home
- Lovely tree-lined street close to Fishponds amenities
- A distinctive period home with considerable style, character and space
- Ideal for growing families and professionals
- Well proportioned accommodation maintained to a good standard
- Stunning open plan arranged Kitchen/Breakfast room
- 2 Receptions with considerable character and original features
- Essential viewing - no chain
- 3 generous bedrooms and a modern Shower room
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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.