

HUNTERS®

HERE TO GET *you* THERE



37 Welsford Road

Stapleton, Bristol, BS16 1BP

Offers In The Region Of £442,500



Hunters Estate Agents - Fishponds Office are delighted to offer this unique and highly rewarding 3 bedroom 1930's home the subject of significant refurbishment, modernisation and tasteful redecoration throughout to form a superior home ideally suited to growing families and professionals. This stunning end terraced home offers considerable space and style with exclusive features and benefits. Seldom available - homes of this quality are rare to the market. On the first floor there are 3 well proportioned bedrooms and bathroom. The roof space has been adapted by the current owner to form a casual home office space. The the ground floor the accommodation promotes a lovely open plan feel with a through Lounge/Dining room with opening into a superb kitchen. Externally the property features front and considerable rear gardens, along with a large garage/workshop to the rear. Call Fishponds Office for OPEN HOUSE event viewings. Hunters Exclusive - Recommended viewing.



Entrance
Via UPVC double glazed frosted door to ...

Hallway
Natural fitted wood flooring, up right fitted radiator, understairs storage area, stairs to first floor.

Open Plan Lounge/Dining Room
Lounge Area 13'10" x 12'6" (4.23m x 3.82m)
Dimension into bay. UPVC double glazed bay window to front, period style fitted radiator, natural wood flooring, fitted wood burner, opening into ...

Dining Area 11'2" x 10'2" (3.41m x 3.10m)
Double glazed sliding doors to rear with views onto the garden, natural wood fitted flooring, space and area for table and chairs, up right fitted radiator, opening and views into kitchen.

Kitchen 10'10" x 9'0" (3.31m x 2.75m)
Double glazed door and window to rear leading onto garden. The kitchen comprising of stylish fitted bespoke units with beech block effect wood working surfaces with decorative tiled splash back incorporating a single bowl sink, fitted gas hob with separate oven and grill, plumbing for automatic washing machine, space for fridge freezer, integral slim line dishwasher, natural wood flooring.

First Floor Landing
Access to loft space.

Bedroom 1 13'1" x 12'7" (4.01m x 3.86m)
Dimension into bay. Double glazed bay window to front, natural wood fitted flooring. period style fitted radiator.

Bedroom 2 11'6" x 10'5" (3.52m x 3.19m)
Double glazed window to rear, period style fitted radiator.

Bedroom 3 8'7" x 8'3" (2.63m x 2.52m)
Double glazed window to rear with pleasant outlook onto the rear garden, natural wood fitted flooring, upright fitted radiator. Access to partly converted roof space via pull down ladder, currently utilised as office space.

Office Space 13'6" x 11'2" (4.12m x 3.42m)
Sky light windows to front and rear with pleasant outlook and views and storage into eaves.

Bathroom
Opaque double glazed window to front, comprising of paneled bath with over head shower which runs off of the mains system, chrome effect fitted towel rail, pedestal wash hand basin, low level w.c. natural wood fitted flooring, tiled throughout.

Exterior
To the front has a good size garden mainly laid to lawn with hedged borders and concrete pathway leading to the front door via a gate. There is also a side pedestrian access leading to rear. To the rear has a block paved area adjoining the property with side access leading to the front. There is also a section laid to soft tiling utilised as a play area with the remainder of the garden is mainly laid to lawn with steps up leading to a further paved area to the rear. There is also many attractive planting hedged borders.

Shed 15'6" x 9'7" (4.74m x 2.93m)
Located to the rear of the garden.

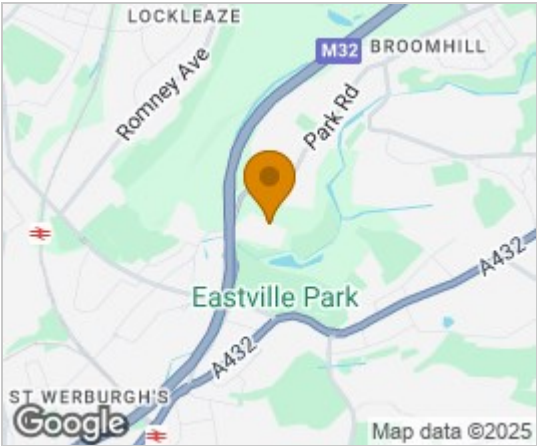
AML (anti money laundering)
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these 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"

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

