

HUNTERS[®]

HERE TO GET *you* THERE



40 Kensington Road

Staple Hill, Bristol, BS16 4LX

Offers In The Region Of £325,000



Hunters Estate Agents – Fishponds office is delighted to offer this bay fronted 1900's built 2 bed roomed terraced home moments from the Bristol/Bath cycle path and easy walking distance of Staple Hills' thriving High Street. Located within a quieter backwater location this well modernised and refurbished home should appeal to first time buyers and professionals alike. The home offers well proportioned accommodation which stand out Kitchen and bathroom together with a useful converted roof space. The property has some original features and character alongside a wood burning stove and several natural wood exposed floors. This well-presented property features comfortable accommodation with style and lovely atmosphere. Modern gas heating system and Upvc double glazing. A particular feature of the sale is the generous rear garden extending over 8m with rear pedestrian access. Fishponds is becoming increasingly popular with several cafés established nearby, namely The Crafty Egg and FED. For commuters, Fishponds is very convenient with ease of access to the M32 and M4 motorways, as well as just being a cycle, drive or bus journey into the city centre. Fishponds Hunters Exclusive – recommended viewing.



Entrance
Entrance via UPVC double glazed and multi paned door into ...

Hall
Feature laminate wood grain effect floor, period ceiling coving, purpose built cupboard containing electric fuse box inner multi paned door into ...

Second Sitting/Dining Room 12'10" x 12'0" (3.93m x 3.67m)
Dimension maximum overall to include staircase to first floor, UPVC double glazed window to rear, feature wood laid floor, radiator, wide opening into ...

Lounge 13'10" x 9'7" (4.23m x 2.94m)
Dimension maximum overall into a UPVC double glazed bay window, fireplace opening with exposed brick work with a built in wood burning stove, fitted book shelves, feature wood laid floor.

Extended Kitchen 17'10" x 6'9" (5.45m x 2.07m)
Fitted with a feature range of contemporary dove grey fronted wall, floor and drawer storage cupboards with feature wood block effect working surfaces providing space for dishwasher, cooker, washing machine and tumble dryer, UPVC double glazed window to side, aluminum framed sliding patio doors giving access and pleasant outlook onto the rear garden, tiled floor, single drainer stainless sink unit, understairs storage cupboard, UPVC double glazed door onto the rear garden, attractive splash back tiling, radiator.

First Floor half Landing

Bathroom 9'11" x 6'6" (3.03m x 2.00m)
Luxury appointed with modern contemporary suite of paneled bath with built in thermostatically controlled shower and screen along side, close coupled vanity wash basin and low w.c. feature tiled walls and timber grain effect floor covering, heated towel rail, UPVC double glazed window to rear, concealed ceiling spot lights and extractor, cupboard containing a gas combination gas fired boiler for domestic hot water and central heating.

Principle Landing
Open tread staircase to converted roof space.

Bedroom 1 12'10" x 11'3" (3.93m x 3.44m)
Dimension maximum overall into alcoves, radiator, UPVC double glazed window to front.

Bedroom 2 12'1" x 7'4" (3.69m x 2.26m)
UPVC double glazed window to rear, radiator.

Converted Roof Space 12'7" x 12'6" (3.86m x 3.83m)
Boarded and floored throughout with under eaves storage and Velux roof window with far reaching views towards the city, exposed ceiling timbers, concealed ceiling spot lights, power points.

Exterior
The generous rear garden which extends over 18 meters in length offers an initial area of timber decked surface with matching seating on both sides with steps leading onto a generous well tended lawn. At the far end of the rear garden there is a base suitable for a garden shed along side a pedestrian gate which opens onto a rear unmade pedestrian lane.

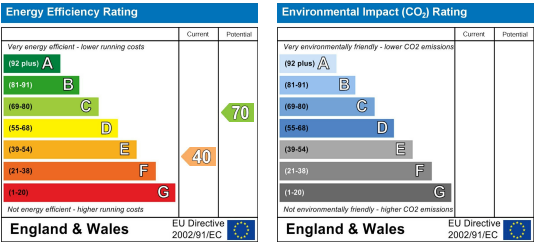
Area Map



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.