

HUNTERS®

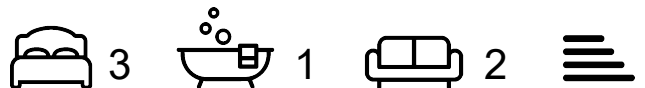
HERE TO GET *you* THERE



156 Station Road

Kingswood, Bristol, BS15 4XT

£325,000



Hunters are delighted to offer for sale this traditional 3 bedroom 1930's style bay fronted end terrace property. This well spaced home is offered with vacant possession and would ideally suit first time buyers or young families. Positioned well to offer good access to the ring road and Staple Hill high street offering a wide range of shops. Internally the property briefly comprises to the ground floor, a front lounge, a 2nd reception/dining room and a modern fitted kitchen. To the first floor there are 3 bedrooms and a contemporary fitted shower room. Further benefits include, gas central heating via a combination boiler, a front garden with side pedestrian access, a large rear garden with an off street parking area and single detached garage located to the rear. A viewiwnq is recommended.



Entrance
Via door leading to ...

Hallway
Double glazed window to side, fitted radiator, cupboard housing gas combination boiler serving central heating and hot water. Stairs to first floor.

Lounge 13'4" x 12'0" (4.07m x 3.68m)
Dimension into bay, double glazed bay window to front, fitted radiator, electric feature wall mounted fireplace.

Dining Room 12'1" x 10'8" (3.69m x 3.27m)
Double glazed window to rear with views onto the rear garden, fitted radiator.

Kitchen 15'3" x 7'1" (4.65m x 2.16m)
Double glazed windows to side and rear with pleasant outlook and views onto the rear garden, double glazed door leading to garden. A modern fitted kitchen with base and wall units with decorative tiled splash backs and rolled top working surfaces incorporating a single bowl sink, fitted gas hob with extractor over, separate oven, plumbing for automatic washing machine, space for fridge/freezer, plumbing for a dishwasher.

First Floor Landing
Double glazed window to side, access to loft space.

Bedroom 1 13'8" x 10'2" (4.19m x 3.12m)
Dimension into bay. Double glazed bay window to front, fitted radiator.

Bedroom 2 12'1" x 10'3" (3.70m x 3.13m)
Double glazed window to rear with pleasant outlook and views onto the rear garden, fitted radiator.

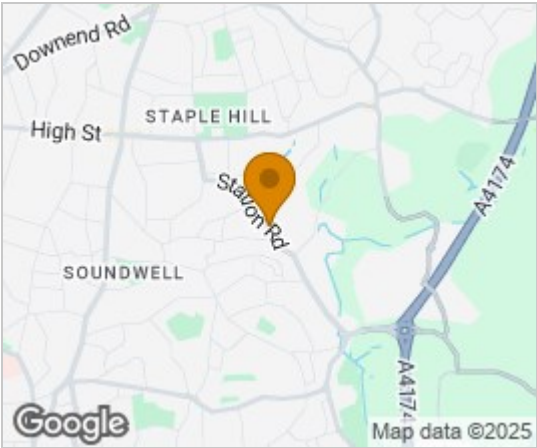
Bedroom 3 8'10" x 7'8" (2.71m x 2.35m)
Double glazed window to front, wood grain effect fitted laminate floor, fitted radiator.

Bathroom
Opaque double glazed window to rear. A modern contemporary shower suite with double tray with overhead system which runs off of the mains system, pedestal wash hand basin, low level w.c.

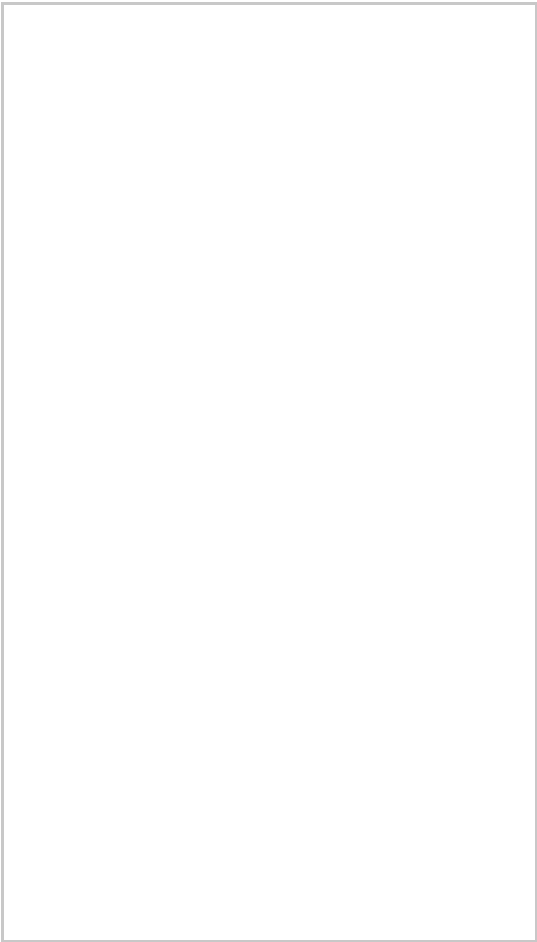
Exterior
To the front is mainly laid to lawn with side pathway and mature bushes with side pedestrian access leading to rear. To the rear has a large garden which is mainly laid to lawn with paved patio adjoining the property and a modest section laid to chippings with side pedestrian access leading to front. To the rear of the garden via a wooden gate there is off street parking and a single detached garage. There is also an out house storage building within the garden.

Detached Garage 18'3" x 7'8" (5.57m x 2.36m)
UP and over door.

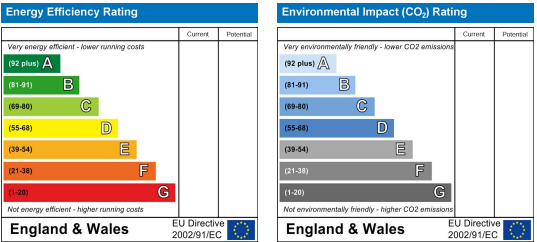
Area Map



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.