

HUNTERS®

HERE TO GET *you* THERE



684 Stapleton Road

Bristol, BS5 6TQ

Fixed Asking Price £365,000



Hunters are delighted to offer for sale this highly spacious 3 bedroom mid terrace property conveniently located within a position acquiring good access to the M32, Bristol centre and local superstores. Internally this fabulous home has been very well maintained by the present occupier with accommodation briefly comprising to the ground floor, a front generous lounge, a separate dining room and a spacious kitchen/breakfast room. To the first floor there are 3 good size bedrooms and a modern 4 piece bathroom. Further benefits include gas central heating, dg windows and a southwest facing rear garden with rear access. This property would either make a great family or first time buyer home and an inter viewing is highly recommended.



ENTRANCE

Opaque UPVC double glazed double doors to inner vestibule with cross leaded stained glass paneled door to..

HALLWAY

Stairs to first floor, radiator, under stairs storage cupboard, wood grain effect fitted laminate floor.

LOUNGE 16'1" x 9'1" (4.92m x 2.79m)

Into bay and recess with UPVC double glazed bay window to front, radiator, ceiling cornice and picture railing, tiled arched feature fireplace with wood mantel surround.

DINING ROOM 14'0" x 12'6" (4.28m x 3.82m)

Double glazed window to rear, radiator, coal effect gas fire with tiled surround and wood mantle above, built in period dresser, picture railing.

KITCHEN/BREAKFAST ROOM 16'5" x 9'4" (5.01m x 2.86)

Double glazed window to side and rear, double glazed door to rear leading to garden. Kitchen comprising of a range of base and wall fitted units with roll top working surfaces and tiled splash back incorporating a one and quarter bowl sink, plumbing for automatic washing machine and dishwasher, fitted electric hob with oven and grill, space for fridge freezer, space and area for table and chairs.

FIRST FLOOR LANDING

BEDROOM ONE 16'1" x 13'0" (4.91m x 3.98m)

Into bay with double glazed bay window to front, radiator, fitted wardrobes with hanging and shelving.

BEDROOM 2 13'11" x 12'9" (4.25m x 3.89m)

Double glazed window to rear, radiator, fitted wardrobes and cupboards.

BEDROOM 3 9'8" x 8'2" (2.97m x 2.50m)

Double glazed window to front, radiator.

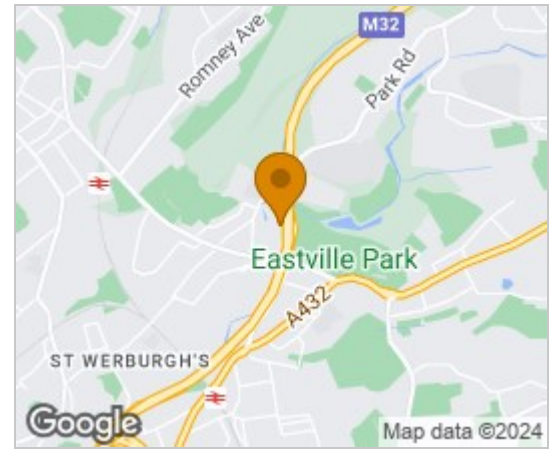
BATHROOM

Double glazed window to rear, modern 4 piece suite with corner cubical having overhead shower off main system, low level WC, sink into storage unit with working surfaces and cupboards below, paneled bath with chrome effect fitted mixer tap, chrome effect heated towel rail.

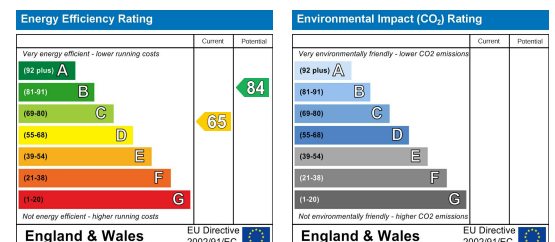
EXTERIOR TO THE REAR

South facing enclosed garden with timber decking adjoining property with section laid to paving the remainder is laid to mature planting, garden shed located to the rear of the garden. There is also access onto a rear lane via gate.

Area Map



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.

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