



- Living Room
- Kitchen/diner with island and double doors
- Three bedrooms
- Decorated to a high standard
- Off street parking for three vehicles
- Gas central heating



- Hallway
- Living Room
- Kitchen
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom

Approximate total area	832 ft ²
Balconies and terraces	77.4 m ²
	249 ft ²
	23.1 m ²
(1) Excluding balconies and terraces	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

30 Hayward Road, Staple Hill, Bristol, BS16 4NY
£370,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND C



Beautifully presented semi detached family home.

Entrance hallway, living room, open plan kitchen/diner with island with double doors leading out to decked and lawned, enclosed rear garden.

At the first floor are three bedrooms and a modern refitted bathroom.

Decorated to a high standard throughout, there is off street parking to the front for three vehicles.



the location

Set a short distance from extensive facilities of Staple Hill high street with its range of independent shops. Page Park is also readily accessible and the leisure centre at Kingswood is a short distance away. The Bristol to Bath cycle track is within easy striking distance, and both Bristol and Bath are accessible for the commuter. Bristol 4.1 miles Bath 11.1 miles

what the owners will miss

This has been a home where we've made wonderful memories and have loved getting to make it our own. We've loved the convenience of being able to walk to both Staple Hill and Fishponds high street, and have enjoyed being able to walk to all the community events at Page Park.

just a thought...

If you are looking for a home with style, character and ready to move into, this is it! Clean contemporary styling, off street parking, child friendly, enclosed rear garden with decking area, great neighbourhood, close to all local amenities. This home really does tick all of the boxes.