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Apple Tree Cottage, 324 Stapleton Road, Easton, Bristol, BS5
0NN

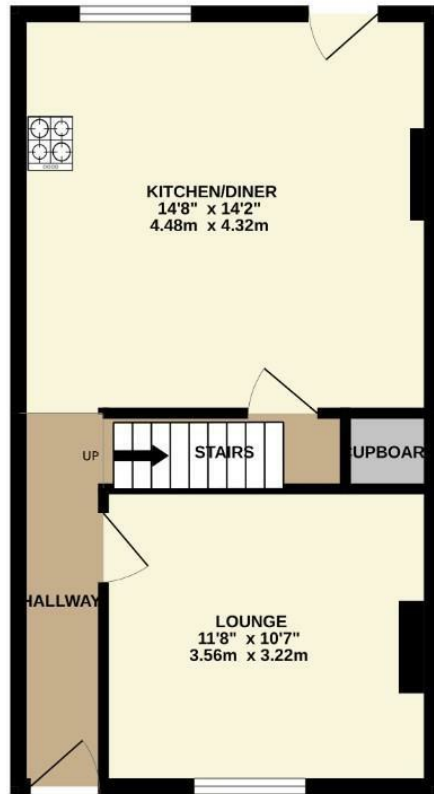
Apple Tree Cottage, 324 Stapleton Road, Easton, Bristol, BS5 0NN

£385,000

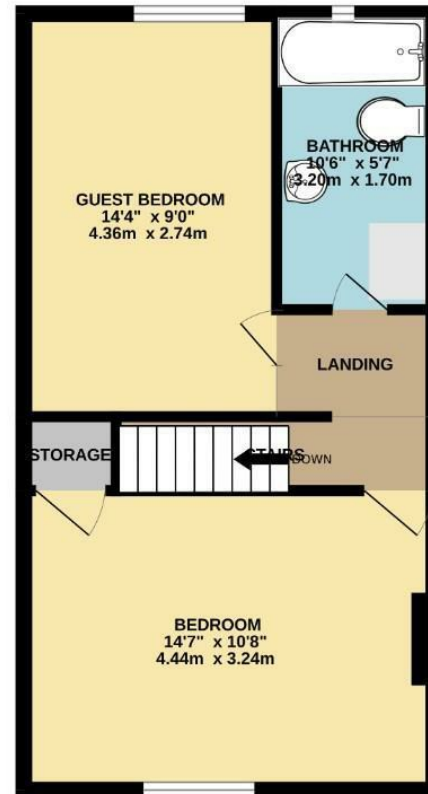
****BEAUTIFUL COTTAGE WITH LONG GARDEN**** Dating from the late Georgian period this stylish, comfortable family home, is located near by to the bustling St. Marks Road and convenient for the Stapleton Rd train station. Offering a comfortable lounge, spacious open plan kitchen diner on the ground floor with two double bedrooms and a white bathroom on the first floor. With a surprising twist of a cellar beneath. The property has a generous sunny patio and lawn garden. A splendid home, please get in touch to arrange a visit.

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BASEMENT LEVEL
399 sq.ft. (37.0 sq.m.) approx.

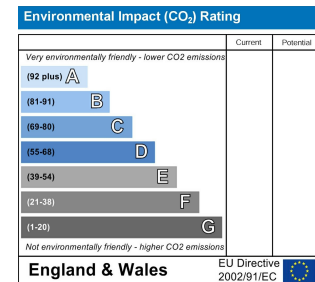
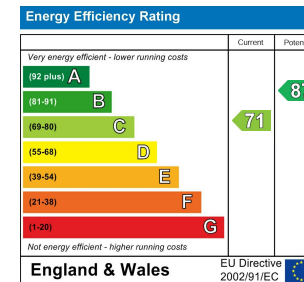


1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE

A grand entrance of stone steps and railings ascending to an ample lawn front garden with a pathway leading up to the entrance of this charming property. A uPVC and glass panel door greets us and leads into the hallway.

HALLWAY

with wood effect 'Kardean' flooring, wall mounted radiator, smoke alarm and spot lighting. Central staircase to first floor. Boxed utility meters with a period style stained glass wood panel door leading into the open plan downstairs reception areas.

LOUNGE

10'2" x 10'7"

With the essence of a Georgian parlour, this tastefully appointed living space. This sun lit lounge, with its arched recesses is perfect to kickback and relax. With chimney breast, further complimented by the wood effect floor. Illuminated by the uPVC double glazed sash window to the front aspect, radiator, spot lighting

KITCHEN/DINER

14'2" x 13'2"

This light, spacious family room incorporates a stylish kitchen area, and extends across to the full width of the rear of the ground floor, with a range of matching wall and base units with roll edge worktops, stainless steel and sink and drainer unit with mixer tap. With a built in gas hob with an electric cooker point beneath and an extractor hood above and plumbing and electric for the white goods. The "Viesmann" combination boiler is situated to the rear corner of the room with plumbing for washing machine beneath. A chimney breast, built in walk in cupboard and access to the cellar. Finished with spot lighting, splash back tiling and a durable composite wood effect flooring. With a uPVC double glazed window and door to the rear aspect leading out to the rear garden

CELLAR

15'0" x 13'2"

Steps leading down to a cool space with light creating tons of storage space.

STAIRS

Stairs descending to the ground floor, varnished wooden hand rail, doors to bedrooms

BEDROOM ONE

14'4" x 10'8"

Full width double bedroom with access to an integral storage cupboard, chimney breast, uPVC double glazed tilting sash window to the front aspect, radiator

BEDROOM TWO

9'0" x 14'3"

Double bedroom to the rear of the first floor, with uPVC double glazed window to the rear aspect, original stripped and manicured floor boards

BATHROOM


8'8" x 5'5"

via. a wooden panel door. This tasteful suite comprises a paneled bath with mains shower above, a low level close coupled W.C. and a pedestal wash basin, spot lighting and uPVC double glazed opaque windows to the rear aspect, towel rail radiator, tasteful tiling and oak wood flooring.

GARDEN

Generous 80ft approx. garden. Patio garden perfectly suited to El fresco dining. Enclosed and boundaries of rendered walls and finished with fencing. Mainly laid to lawn with flower beds.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









