

HUNTERS®

HERE TO GET *you* THERE



Upper Station Road
Staple Hill, Bristol, BS16 4NA

£300,000

3 1 2 D

Council Tax: B



12 Upper Station Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 3 bedroom Victorian terrace home which is conveniently located a short walk to Staple Hill High Street and all it's amenities which include a variety of shops and restaurants whilst being in close proximity of Page Park and Bristol to Bath cycle path.

The property offers spacious living accommodation which is displayed throughout in good condition and comprises to the ground floor: entrance hallway, 26ft lounge/diner, fitted kitchen with built in oven and hob and a bathroom with an over bath shower. To the first floor can be found a split level landing with access to 3 generous sized bedrooms. The property further benefits from having: double glazing, gas central heating and a good sized rear garden which is laid to lawn and patio.

ENTRANCE VESTIBULE

Via an opaque UPVC double glazed door, coved ceiling, dado rail, door to hallway.

HALLWAY

Coved ceiling, dado rail, electric meter cupboard, doorway to lounge/diner.

LOUNGE/DINER

26'3" x 14'7" (8.00m x 4.45m)

LOUNGE

12'1" x 12'2" (3.68m x 3.71m)

UPVC double glazed window to front, feature lighting to alcoves, open feature fireplace with gas controlled wood burner inset, wood mantle, opening leading to dining room.

DINING ROOM

14'7" x 13'5" (4.45m x 4.09m)

UPVC double glazed window to rear, radiator, serving hatch to kitchen, stairs rising to first floor, door to kitchen.

KITCHEN

10'3" x 9'8" (3.12m x 2.95m)

UPVC double glazed window to side, coved ceiling, range of fitted wall and base units, high gloss laminate work top, tiled splash backs, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs. Built in electric oven and gas hob, stainless steel extractor fan hood, space for washing machine and fridge freezer, under stair storage cupboard, tiled floor, under floor heating, under stair storage cupboard, Opaque UPVC double glaze stable style door out to garden, door to bathroom.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: close coupled W.C, pedestal wash hand basin, twin gripped panelled bath with mains controlled shower over, part tiled walls, tiled floor, under floor heating, built in cupboard with laminate work top, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

Split level landing, spindled balustrade, loft hatch with pull down ladder (loft partially boarded and insulated), coved ceiling, doors leading to bedrooms.

BEDROOM ONE

14'7" x 12'5" (4.45m x 3.78m)

UPVC double glazed window to front, coved ceiling,

radiator, built in cupboard housing a Vaillant combination boiler.

BEDROOM TWO

13'5" x 9'3" (4.09m x 2.82m)

UPVC double glazed window to rear, radiator, built-in cupboard.

BEDROOM THREE

10'4" x 9'6" (3.15m x 2.90m)

UPVC double glazed window to rear, radiator.

OUTSIDE:

REAR GARDEN

Good size patio leading to a well tended lawn, plant/shrub borders, water tap, security light, paved pathway, shed to back of garden, enclosed by boundary wall and fence.

FRONT GARDEN

Laid to paving, enclosed by boundary wall.



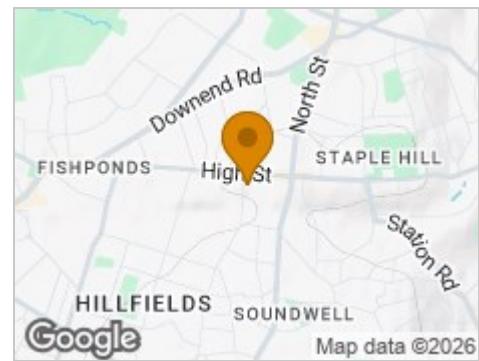
Road Map



Hybrid Map



Terrain Map



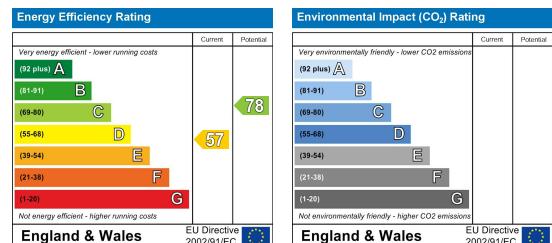
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.