

HUNTERS[®]

HERE TO GET *you* THERE



Albert Road

Staple Hill, Bristol, BS16 5LA

£475,000



Council Tax: C



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DESCRIPTION

Hunters are pleased to offer for sale with no onward chain, this attractive 1930's style bay fronted semi-detached property offering a desirable location a short walk to Staple Hill High street with it's variety of shops, coffee shops and restaurants, whilst being in close proximity of the ever popular Page Park.

The property has had a double storey extension added some years ago to create a spacious family home which comprises, to the ground floor: entrance porch, hallway, 30ft lounge/diner. 17ft kitchen/breakfast room, conservatory and cloakroom.

To the first floor can be found three generous sized bedrooms and a large family bathroom.

Outside the property benefits from having a good sized rear garden laid mainly to artificial lawn and patio, driveway to front providing off street parking space and a garage which has an electric remote controlled door access.

ENTRANCE PORCH

Access via UPVC double glazed double doors, gas meter cupboard, door to hallway.

HALLWAY

Coved ceiling, electric meter cupboard, under stair storage cupboard housing alarm, stairs rising to first floor, doors leading to: lounge/diner, cloakroom and kitchen/breakfast room.

LOUNGE/DINER

30'4" (max)- x 10'10" (9.25m (max)- x 3.30m)
UPVC double glazed circular bay window to front

with stained glass transoms, coved ceiling, 4 wall lights, aluminium double glazed bay window to rear with matching French doors leading through to conservatory.

CONSERVATORY

13'0" x 9'8" (3.96m x 2.95m)
UPVC double glazed windows to rear and side, double polycarbonate roof, wall light, tiled floor, d UPVC double glazed French doors leading out to garden,

KITCHEN/BREAKFAST ROOM

17'4" x 10'6" (5.28m x 3.20m)
UPVC double glazed windows to rear and side, range of fitted wall and base units, laminate work top, 1 1/2 composite sink bowl unit with mixer tap, built in electric oven and gas hob, extractor fan hood, tiled splash backs, integrated dishwasher, integrated fridge and freezer, space and plumbing for washing machine, opaque glazed door to conservatory, doorway to inner hallway.

INNER HALLWAY

door leading to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to side, coved ceiling, pedestal wash hand basin, low level WC, tiled walls.

FIRST FLOOR LANDING

Opaque double glazed window to side, coved ceiling, loft hatch with loft ladder, doors to bedrooms and bathroom.

BEDROOM ONE

16'3" (into bay) x 10'8" (4.95m (into bay) x 3.25m)
UPVC double glazed circular bay window to front, with stained glass transoms, fitted wardrobes with matching cupboards and dressing table.

BEDROOM TWO

12'7" x 11'8" (3.84m x 3.56m)
UPVC double glazed window to rear, coved ceiling, radiator, fitted wardrobes with matching cupboards and dressing table.

BEDROOM THREE

7'11" x 7'0" (2.41m x 2.13m)
UPVC double glazed window to front, radiator.

BATHROOM

16'5" (max) x 7'7" (max) (5.00m (max) x 2.31m (max))
Opaque UPVC double glazed windows to rear and side, coved ceiling, suite comprising: corner shower bath, pedestal wash hand basin, close coupled WC, shower enclose housing mains controlled shower system, radiator and chrome heated towel rail, ceiling spotlights, extractor fan, airing cupboard housing Ideal combination boiler and radiator.

OUTSDIE:

REAR GARDEN

Split level garden, main section laid to artificial lawn, patio with matching pathway, raised plant/shrub borders, steps leading up to back section previously used at allotment area, timber framed shed, security light, water tap to side, courtesy door to garage, enclosed by boundary fencing.

FRONT GARDEN

Laid to patio slabs with matching pathway, enclosed by boundary wall.

DRIVEWAY

Bick paved driveway to front providing off street parking space.

GARAGE

Single attached, electric up and over door access, power and light.



Road Map



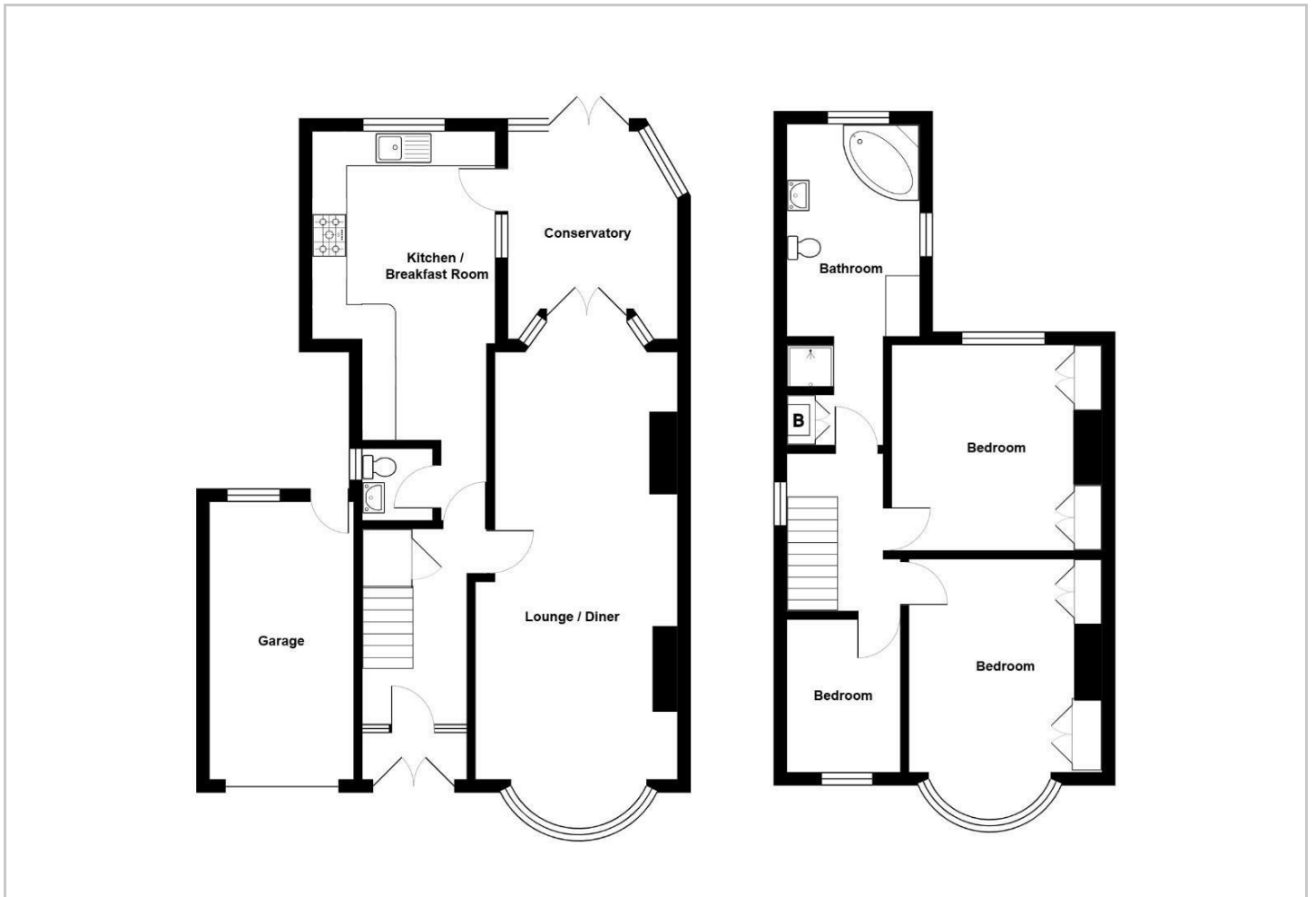
Hybrid Map



Terrain Map



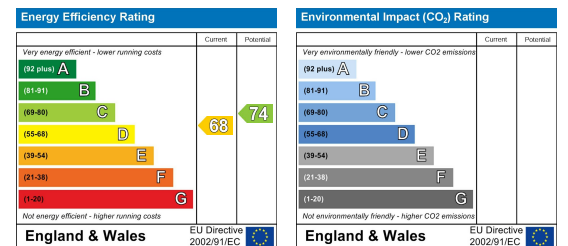
Floor Plan



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.