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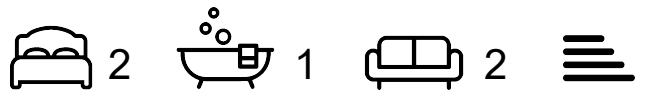
HERE TO GET *you* THERE



Grove View

Stapleton, Bristol, BS16 1DS

Offers In The Region Of £375,000



Nestled in the picturesque Grove View, Stapleton, Bristol, this charming end terrace period cottage presents a unique opportunity for both professionals and those seeking a tranquil retirement home. Spanning an impressive 872 square feet, this period cottage boasts a natural stone façade and offers breathtaking views over the River Frome valley, making it a delightful retreat. The property features well-proportioned accommodation, including two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen, complemented by a rear lean-to, is functional and well-equipped, perfect for culinary enthusiasts. On the first floor, you will find two spacious double bedrooms, each offering splendid views. A generously sized bathroom completes the upper level, ensuring comfort and convenience. Externally, the property is graced with a generous rear garden, bursting with an array of 'cottage garden' flowers, interesting plants, and fruitful bushes, creating a vibrant outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature.



Entrance
Feature panelled entrance door into ...

Hall
Cupboard containing electric fuse box, dado rail, radiator, staircase to first floor with a useful understairs shelved recess, period ceiling coving.

Lounge 11'6" x 11'2" (3.51m x 3.41m)
Feature cast iron fireplace with a decorative inlaid tiles and black marble hearth, period ceiling coving and period style ceiling rose, radiator, double glazed sash window with lovely open outlook onto green space and tree line beyond.

2nd Sitting Room/Dining Room 12'11" x 10'7" (3.94m x 3.23m)
Double glazed sash window to side with a lovely tree lined outlook towards the Frome Valley, radiator, feature cash iron fireplace with inlaid pictorial tiles and black marble hearth.

Kitchen 11'10" x 6'5" (3.61m x 1.97m)
Fitted with a range of white timber grain effect wall, floor and drawer storage cupboards, timber grain effect working surfaces, vinyl timber grain effect flooring, position for gas cooker, washing machine and upright fridge/freezer, splash back tiling, single drainer stainless sink unit, door onto rear lean-to.

Rear Lean-To 10'2" x 5'10" (3.12m x 1.78m)
Aluminum framed and glazed with access onto the rear garden.

First Floor Landing
Access to an insulated and boarded roof space via a wooden pull down ladder, dado rail

Bedroom 1 11'2" x 13'9" (3.42m x 4.21m)
Radiator, double glazed sash window to front with lovely elevated views towards the Frome Valley, large walk in wardrobe with a double glazed sash window, wall mounted gas fired combination boiler serving central heating and hot water.

Bedroom 2 12'10" x 9'10" (3.92m x 3.00m)
Radiator, double glazed sash window with lovely elevated views towards the Frome Valley.

Bathroom 9'8" x 7'3" (2.97m x 2.23m)
Elegant white suite of pannelled bath with a Victoria style mixer shower attached over. Low level w.c. and pedestal wash hand basin, timber grain effect vinyl floor covering, splash back tiling, multi paned and decorative glazed window to rear, radiator.

Exterior
The particular feature of the sale is the generous size rear garden offering a colourful display of plants, fruit trees and young specimen trees. The rear garden benefits from a high degree of privacy and outstanding eye level views towards the Frome Valley and tree line together with a paved patio surface ideal as a seating area to take full advantage of the surroundings and outlook. The rear garden stands within a combination of wrought iron fenced and natural stoned wall boundaries a side pathway and gate leads to the front of the property.

AML (Anti money laundering)
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

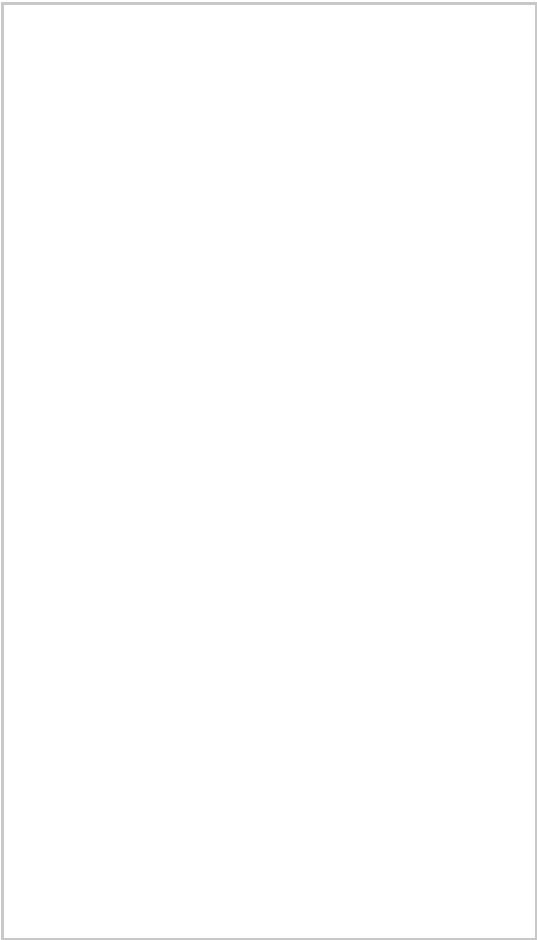
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Area Map



Floor Plans



Energy Efficiency Graph

