



# Staple Hill Road, Bristol, BS16 5BP

£385,000



A highly distinctive 3-bedroom period end terrace property having attractive natural stone elevations and Upvc dg windows. This fabulous and very well-spaced home is awash with character having individual and practical living space to accommodate a variety of buyers. The location of this superb property is conveniently positioned being a stone's throw away from the vibrant high street offering a wide array of different shops to include plenty of cafes, eateries and supermarkets with the bus stop having regular buses taking you into Bristol centre. There is also easy access to the Bristol to Bath cycle track which is great for cyclists. The property briefly comprises to the ground floor, a generous front lounge with characterful bay window, a separate spacious dining room, a modern fitted rear kitchen with sliding doors having views onto the sunny rear garden, and a fantastic basement room with multipurpose use to include an office, a music room or gym. To the first floor you will find 3 good size bedrooms and bathroom. Further benefits include, gas central heating, dg windows, a modest front garden, and a low maintenance enclosed rear garden with access onto a vehicular access road with potential for a parking space within the garden boundary. There is also an additional private parking space located just behind the garden. This property is extremely versatile and would make a great home suited to many buyers and we would highly recommend an internal viewing to fully appreciate what there is to offer.



#### Entrance

Double glazed panelled door to...

#### Hallway

Radiator, wood grain effect laminate flooring.

#### Lounge 11'11" x 11'2"

UPVC double glazed circular bay window to front, radiator.

#### Dining Room 14'11" x 12'0"

Opaque double glazed window to side, radiator, stairs to first floor, space and area for table and chairs, staircase leading to basement room (currently used as a music room)

#### Basement Room 14'5" x 10'9"

Radiator, great space for multi purpose use to include. an office, a gym or a music room.

#### Kitchen 15'5" x 8'4"

Wall mounted logic gas combination boiler serving central heating and hot water, double glazed sliding doors to rear opening onto the rear garden, modern fitted white gloss base and wall units with tiled splash backs and roll top working surfaces incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, space for fridge freezer.

#### First Floor Landing

Access to loft space.

#### Bedroom One 11'10" x 11'7"

Double glazed window to front with period panelling to sides, radiator.

#### Bedroom Two 11'10" x 9'0"

Double glazed window to rear, radiator, built in storage cupboard.

#### Bedroom Three 10'5" x 6'6"

Double glazed window to front, radiator.

#### Bathroom

Opaque double glazed window to side, wall mounted heated towel rail, modern suite comprising of, panelled bath with overhead Triton shower, low level WC, sink into storage unit with cupboard below.

#### Exterior To The Rear

A good sized enclosed garden with lapwood fenced borders, the garden is mainly laid to paving with rear drive access via double gates leading onto rear access road.

#### Off Street Parking

This property also benefits from having its own additional private parking space located just behind the garden.

#### Exterior To The Front

Modest garden with natural stone wall boundaries and is mainly laid to paving with pathway leading to front door.

#### 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"

Tenure: Freehold  
Council Tax Band: B



- Highly attractive period end terrace property
- 3 good size bedrooms
- Fantastic basement room for multiple use to include an office, gym and music room
- Generous front lounge with bay window
- Separate dining room
- Modern fitted gloss white kitchen with sliding doors onto rear garden
- Additional off street parking space
- Enclosed back garden with rear vehicle access and modest front garden
- Spacious and practical accommodation throughout
- Within walking distance to Fishponds high street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	55	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

**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.