

HUNTERS®

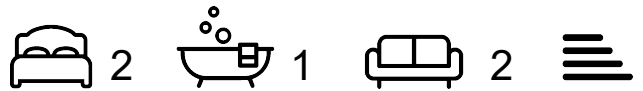
HERE TO GET *you* THERE



Grove View

Stapleton, Bristol, BS16 1DS

Offers In The Region Of £395,000



Council Tax: C



1 Grove View

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Entrance

Multi paned entrance door into

Hall

Staircase to first floor with useful recess beneath, Pergo quality laminate flooring, radiator, cupboard containing electric fuse box, multi paned door into into ...

Kitchen

11'11" x 6'4" (3.64m x 1.94m)

Fitted with a range of wood grain effect wall, floor and drawer storage cupboards to incorporate an electric oven, radiator, fitted breakfast bar, rolled edged working surfaces, single drainer sink unit, splash back tiling, Pergo quality laminate flooring, multi paned door into dining, room, half glazed door into conservatory.

Dining Room

12'1" x 10'1" (3.69m x 3.09m)

Fitted Glow-worm gas fire with back boiler for domestic hot water and central heating, built in double floor storage cupboard, Pergo quality laminate flooring, French doors opening onto the conservatory, wide opening into ...

Lounge

11'0" x 10'10" (3.37m x 3.31m)

Dimension maximum overall into alcoves, period ceiling coving, UPVC double glazed sash style window with pleasant outlook onto a section of green, radiator, Pergo quality laminate flooring.

Lean To Conservatory

13'10" x 6'4" (4.24m x 1.94m)

UPVC double glazed windows and stable door

leading onto the rear garden, pleasant outlook onto same, tiled floor, fitted work surface with built in cupboard and washing machine beneath, recess with a fitted upright fridge/freezer. Dimension to exclude recess and w.c., two radiators.

Separate w.c.

White low level w.c. with wood effect seat, ,recessed hand basin, electric heater.

First Floor Landing

UPVC double glazed and frosted window to side, access to an insulated roof space via an aluminum pull down ladder, radiator.

Bedroom 1

13'4" x 10'9" (4.07m x 3.28m)

Natural wood floor, UPVC double glazed sash style window to front, useful recess with a UPVC double glazed and multi paned window to front, radiator.

Bedroom 2

12'1" x 9'10" (3.70m x 3.00m)

Natural wood floor, dimension maximum overall to include several ceiling height cupboards and wardrobes, one to contain a hot water cylinder, radiator, UPVC double glazed window to rear with a pleasant open outlook onto the rear garden, fitted book shelves.

Bathroom

8'9" x 6'11" (2.68m x 2.13m)

Attractive white suite of pannelled bath, low level w.c. with wood effect seat and pedestal wash basin, radiator, heated towel rail, vinyl floor covering, shower unit over bath, dimplex electric fan heater, UPVC double glazed and frosted window to rear, splash back tiling.

Tel: 0117 965 3162

Exterior

The modest front garden stands within a low natural stone boundary wall with decorative wrought iron work. The larger rear garden a particular feature of the property offers vegetable bed, informal lawn along side borders stocked with a variety of flowering plants and numerous fruit bushes, outside tap, water butts to side of lean to conservatory and garage.

Off Street Hardstanding/Parking Space

At the far end of the rear garden is a hardstanding suitable for 1 vehicle behind twin gates opening onto the unmade and unadopted access lane.

Garage

16'0" x 10'3" (4.88m x 3.14m)

Located directly beyond the off street hardstanding is a detached garage with twin wooden entrance doors, power and light, two windows to the side and entrance doors opening onto an unmade and unadopted lane.

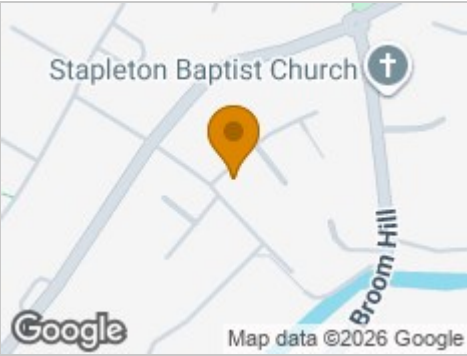
AML (Anti money laundering checks)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in

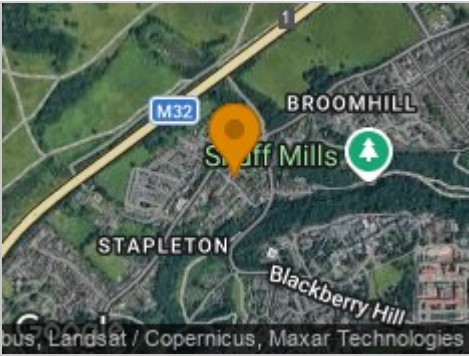
compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate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



Road Map



Hybrid Map



Terrain Map



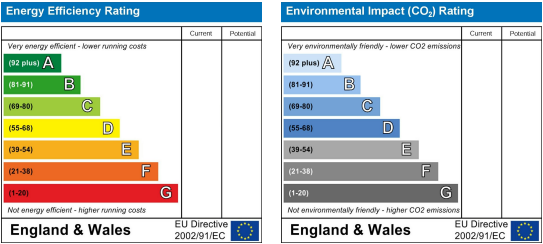
Floor Plan



Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 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.