

HUNTERS®

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Staple Hill Road

Fishponds, Bristol, BS16 5AB

Offers In The Region Of £155,000



Nestled on Staple Hill Road in the vibrant area of Fishponds, Bristol, this charming ground floor flat conversion presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a spacious open plan lounge and dining room, creating a welcoming atmosphere perfect for relaxation and entertaining.

The well-appointed kitchen/breakfast room comes equipped with essential appliances, making it both functional and convenient for everyday living. The double bedroom offers a comfortable retreat, while the spacious shower room adds to the flat's appeal with its modern design.

This compact yet well-presented flat is ideally located just a stone's throw away from the bustling high street of Fishponds, where you will find a variety of shops, cafes, and local amenities. The property is competitively priced, making it an attractive option for those looking to secure a home in this desirable area.

With the owner keen to sell, this property is not to be missed. We highly recommend scheduling a viewing to fully appreciate what this delightful flat has to offer. Whether you are embarking on your first home journey or seeking a promising investment, this flat is sure to meet your needs.



Ground Floor
UPVC double glazed and multi paned private entrance door into...

Open Plan Arranged Lounge/Dining Room 15'2" x 9'9" (4.64m x 2.99m)
Feature laminate wood grain effect floor, UPVC double glazed window to exterior, electric panel heater, wide opening into...

Kitchen/Breakfast Room 10'5" x 8'0" (3.18m x 2.44m)
Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate an electric inset hob, extractor hood over and built in oven below, cupboard containing plumbing for washing machine, single drainer stainless steel sink unit, laminate wood grain effect floor, fitted breakfast bar, space for up right fridge/freezer, concealed ceiling spotlights.

Bedroom 1 15'1" x 10'1" maximum overall (4.62m x 3.08m maximum overall)
Irregular shaped room, electric panel heater, dual aspect UPVC double glazed windows to front and side.

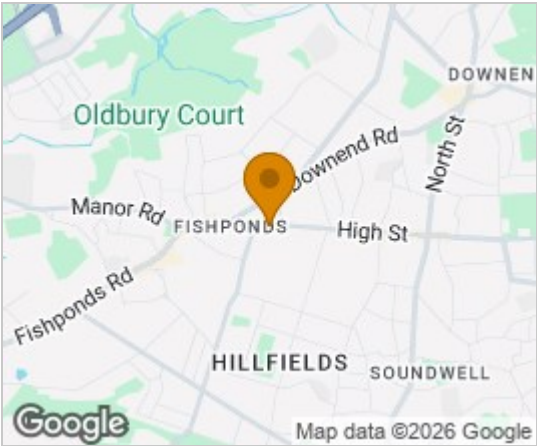
Shower Room 10'3" x 5'5" maximum overall (3.14m x 1.67m maximum overall)
White suite of low level WC and pedestal wash basin, fully tiled recess with a built in shower enclosure having a thermostatically controlled shower unit over, concealed ceiling spotlights and ceiling extractor, tiled throughout.

Exterior
The property benefits from a small section of walled front garden useful for bin and bike storage.

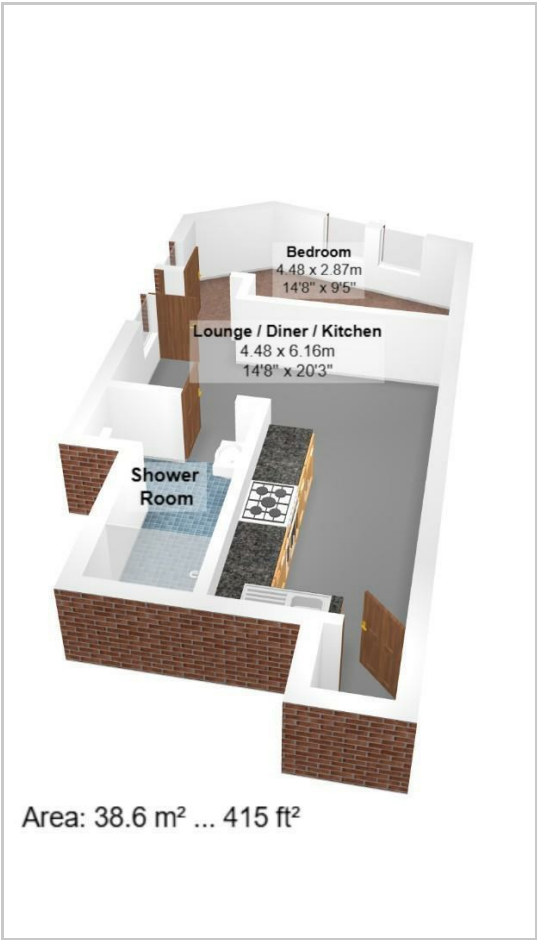
Tenure
Understood to be the remainder of 999 year lease dated from 2005. This flat has has a joint responsibility for payment of the block buildings insurance policy together with responsibility for maintenance of the building with one other property owner. There are no service charges or ground rent payable.

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"

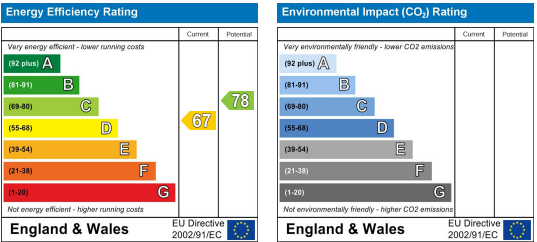
Area Map



Floor Plans



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.