

HUNTERS[®]

HERE TO GET *you* THERE



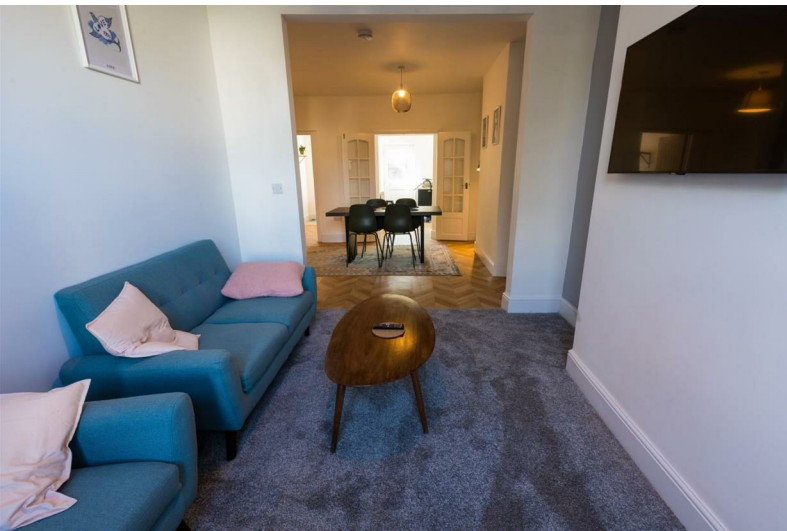
Bath Street

Staple Hill, Bristol, BS16 5NT

£350,000



Council Tax: B



2 Bath Street

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no chain this spacious and well presented Victorian middle terrace home. The property has been both extended with loft conversion to create a fantastic amount of living space over three floors.

The property offers a great position positioned just off of Staple Hill High street with it's array of shops, whilst being a short walk to the ever popular Page Park. The area offers excellent transport links with access close by to Bristol-Bath Cycle pathway and The Ring Road.

The property offers spacious living accommodation which has been refurbished throughout within recent years. Comprising to the ground floor: entrance hallway, lounge which connects to an open plan dining room, study and a modern fitted kitchen with integrated appliances. To the first floor can be found two double bedrooms and a modern bathroom with over bath shower. A turning staircase rises to an impressive master bedroom (loft conversion).

The property further benefits from having double glazing., central heating and a courtyard style rear garden.

ENTRANCE HALLWAY

Opaque UPVC front door, oak effect laminate floor, under stair storage cupboard, radiator, cupboard housing gas and electric meters, under stair recess, stairs rising to first floor, oak veneer door leading through to dining room.

DINING ROOM

15'2" x 12'8" (4.62m x 3.86m)

Oak effect laminate flooring, radiator, double doors leading through to kitchen, door to study, opening leading through to lounge.

LOUNGE

11'8" x 9'8" (3.56m x 2.95m)

UPVC double glazed window to front.

STUDY

10'5" x 6'9" (3.18m x 2.06m)

UPVC double glazed window to rear, oak effect laminate flooring, radiator.

KITCHEN

12'7" x 10'4" (3.84m x 3.15m)

UPVC double glazed window to rear, oak effect laminate flooring, range of contemporary matt navy blue wall and base units, marble effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and hob, extractor fan hood, glass cooker splashback, under unit lighting, integrated fridge freezer, integrated dishwasher and washing machine, radiator, wall cupboard housing combination boiler, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to front, stairs rising to second floor, oak doors leading through to other bedrooms and bathroom.

BEDROOM TWO

12'2" x 9'8" (3.71m x 2.95m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

11'8" x 9'8" (3.56m x 2.95m)

UPVC double glazed window to front, radiator.

BATHROOM

8'9" x 5'1" (2.67m x 1.55m)

UPVC double glazed window to rear, white suite comprising: panelled bath, glass shower screen, mains controlled shower system over, pedestal wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, extractor fan.

SECOND FLOOR ACCOMMODATION:

LANDING

Velux window to front, oak door leading to master bedroom.

MASTER BEDROOM

18'11" x 12'11" (max) (5.77m x 3.94m (max))

Two UPVC double glazed windows to rear forming dormer, two Velux windows to front, cupboard access to eave storage, LED downlighters.

REAR GARDEN

West facing courtyard style garden laid to patio, water tap, enclosed by boundary wall and fencing.



Road Map



Hybrid Map



Terrain Map



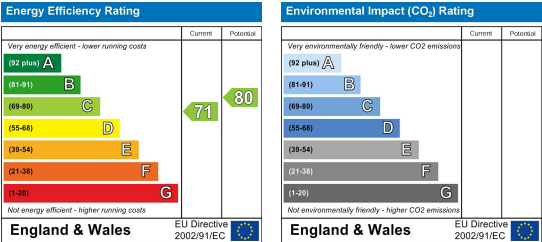
Floor Plan



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.