



Staple Hill Road,
Bristol,
BS16 5AA

£315,000



Hunters are delighted to offer for sale this superb period 2 double bedroom mid terrace cottage set within the heart of Fishponds within walking distance to the vibrant high street that offers many cafe's, supermarkets and eatery's. You will also find regular bus routes taking you into Bristol centre and the Bristol to Bath cycle track within close distance. This lovely well modernised and spacious home would make a fabulous first time buyer property, offering both character with style. Internally to the ground floor there is a light and airy lounge/diner opening into a modern fitted kitchen, along with a utility room to the rear of the property having garden access. To the first floor you will find 2 good size double bedrooms with a modern fitted bathroom. Further benefits include double glazed windows, gas central heating and a lovely low maintenance rear enclosed garden. Internal viewing highly recommended!



Entrance

Panelled door to...

Hallway

Radiator, decorative mosaic tiled flooring, stairs to first floor.

Open Plan Lounge/Diner into Kitchen Area

Lounge Area 11'2" x 10'0"

Double glazed window to front, engineered oak flooring, opening to

Kitchen Area 11'2" x 10'11"

Double glazed window to rear, engineered oak fitted flooring, upright radiator, modern stylish base and wall fitted units with decorative tiled splashback and working surfaces incorporating a fitted electric hob with oven below and extractor over, single bowl sink, plumbing for dishwasher, space for fridge freezer.

Utility Room 7'2" x 6'0"

Double glazed window to rear having some base units with working surfaces incorporating a single bowl sink, wall mounted Vaillant gas combination boiler serving central heating and hot water, decorative tiled floor, double glazed door to side leading to garden.

First Floor Landing

Skylight window.

Bedroom 1 13'8" x 11'3"

Double glazed window to front, radiator, access to loft space.

Bedroom 2 11'2" x 8'8"

Double glazed window to rear, access to loft space, radiator, natural wood flooring.

Bathroom

Opaque UPVC double glazed window to rear, modern suite comprising of curved panelled bath with overhead fitted shower, pedestal wash hand basin, low level WC, partly tiled walls and decorative tiled flooring.

Exterior To The Rear

Landscaped enclosed low maintenance rear garden with lapwood fenced borders having bedding to one side with mature and attractive planting. The garden is mainly laid to chippings with wood-barked area located to

the rear, timber built shed.

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: A



- Fabulous period mid terrace cottage
- Within walking distance to Fishponds high street
- 2 good size double bedrooms
- Beautifully modernised having character and style
- Lovely lounge/diner opening into a modern fitted kitchen
- Separate utility room
- Ideal first time buyer home
- Low maintenance enclosed rear garden
- Modern fitted first floor bathroom
- Close to cycle track and bus routes to Bristol centra

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	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.