HUNTERS®
HERE TO GET *you* THERE

5 Lower Station Road, Bristol, BS16 3HS

Lower Station Road,
Bristol,
BS16 3HS

£350,000

3 1 2 D

Nestled in a prominent corner position on Lower Station Road, this impressive semi-detached house offers a delightful blend of comfort and convenience. Built between 1930 and 1939, the property spans an inviting 980 square feet, making it an ideal choice for both professionals and young families seeking a welcoming home. The residence boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet family time. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. Situated in a peaceful backwater location that runs parallel to Fishponds Road, this property enjoys a tranquil setting while remaining close to a variety of shops and services. Additionally, the nearby Bristol/Bath cycle path presents an excellent opportunity for outdoor enthusiasts and those who appreciate an active lifestyle. This semi-detached home is not only a wonderful place to live but also presents a promising buy-to-let investment opportunity. With its appealing features and prime location, it is highly recommended for viewing. Do not miss the chance to explore this charming property that could be your next home or investment venture.

Ground Floor
Feature composite entrance door with stained and leaded glazed details into ...

Hall
Twin floor cupboards (one containing electric fuse box), radiator, vinyl tiled floor, staircase to first floor with useful cupboard beneath.

Lounge 12'1" x 13'10"
Dimension maximum overall into a UPVC double glazed bay window, natural stone fireplace with display ledges along side.

Kitchen 12'2" x 6'9"
Fitted with a range of high gloss grey coloured, wall, floor and drawer storge cupboards with brushed steel effect handles, wood block effect working surfaces, single drainer stainless sink unit, wall mounted combination gas fired boiler for domestic hot water and central heating, space for gas cooker, upright fridge/freezer and washing machine, fitted breakfast bar, fully tiled walls, UPVC double glazed door onto the rear garden, UPVC double glazed window with outlook onto the side garden, fitted extractor fan. Door into ...

Second Sitting/Dining Room 12'8" x 10'11"
UPVC double glazed window to rear, radiator, floor fitted cupboards to alcoves.

First Floor Landing
UPVC double glazed windows to side.

Bedroom 1 13'10" x 12'2"
Dimension maximum overall into a UPVC double glazed bay window, built in double wardrobe, picture rail.

Bedroom 2 12'8" x 9'6"
UPVC double glazed window to rear, radiator, dimension excluding one to wall fitted with wardrobes, picture rail.

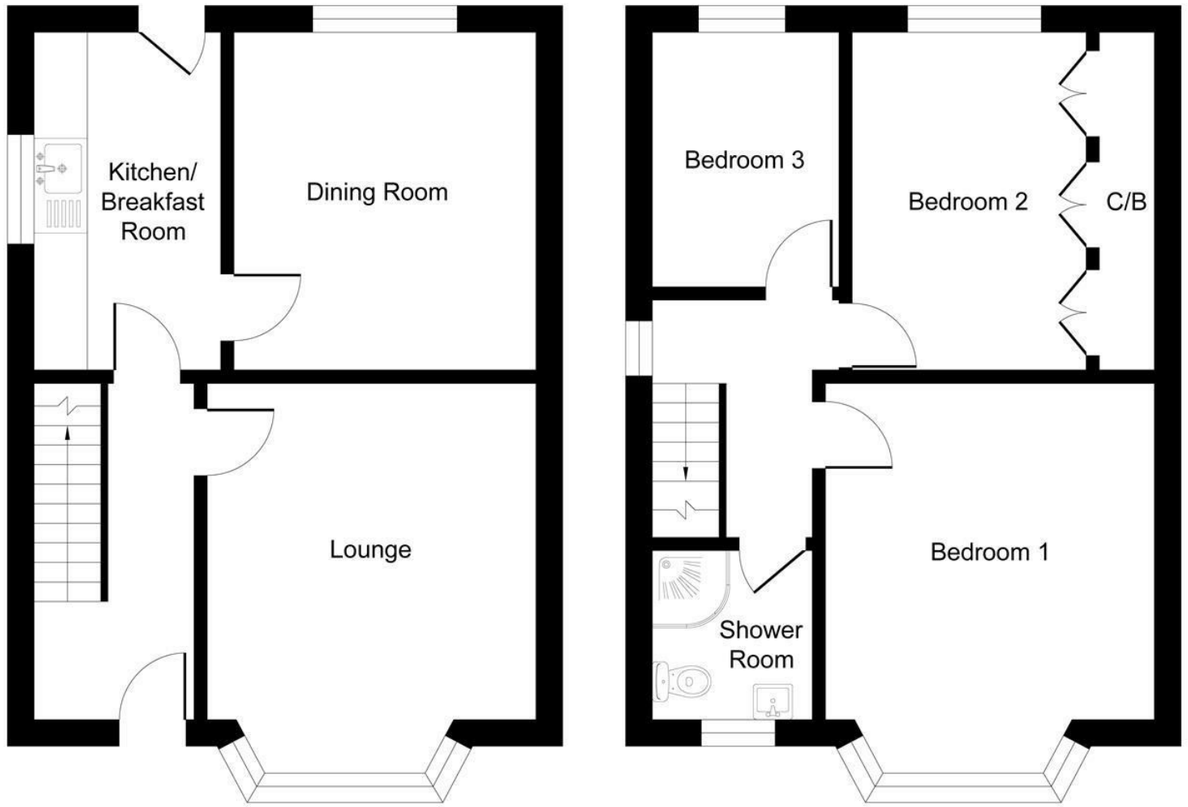
Bedroom 3 9'9" x 6'11"
UPVC double glazed window to rear, radiator, picture rail.

Shower Room 5'11" x 5'11"
White suite of low level w.c. and vanity wash basin, vinyl floor covering, fully tiled walls, UPVC double glazed and frosted window to front, heated towel rail, independent cubicle with a fitted shower unit over.

Exterior
The property benefits from modest front and rear gardens with store. The majority of the garden space is to the side of the house predominately graveled for ease of maintenance within a combination of brick and timber built and fenced boundaries, outside tap. A pedestrian gate opens onto the front of the property. This is no off street parking offered with this sale.

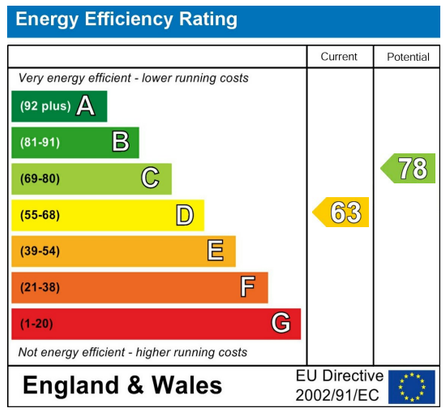
Tenure: Freehold
Council Tax Band: C

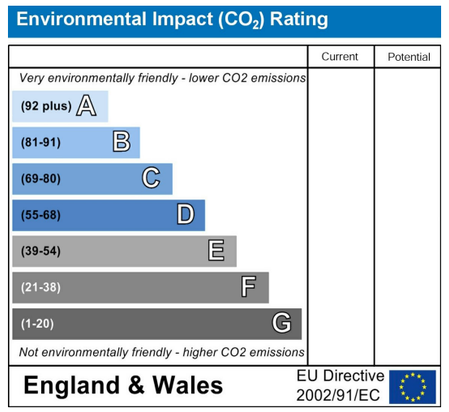
- 3 spacious bedrooms
- 2 cosy reception rooms
- Charming 1930s semi-detached
- Corner plot with garden
- Patio garden for relaxation
- Close to cycle path
- Shops and services nearby
- Ideal for families or professionals
- Quiet backwater location
- Viewing recommended



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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.

HUNTERS®
HERE TO GET *you* THERE

764 Fishponds Road, Fishponds, BS16 3UA Tel: 0117 965 3162
Email: fishponds@hunters.com