

HUNTERS®

HERE TO GET *you* THERE



James Road

Staple Hill, Bristol, BS16 4SZ

£325,000



Council Tax:



2 James Road

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£325,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this end of terrace property which is conveniently positioned for the amenities of Staple Hill and for access onto the Bristol cycle path.

The amenities offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property is also located within easy walking distance of many schools and the popular Page Park which provides excellent outdoor recreational space and facilities for people of all ages.

In our opinion this property would ideally suit a first time purchaser or young family looking to upsize.

The accommodation comprises to the ground floor: entrance porch, entrance hall, a bay fronted lounge, separate dining room with an archway leading into a kitchen/diner with an integral oven & hob and uPVC double glazed door leading into the rear garden. To the first floor there are three bedrooms and a modern shower room.

Externally to the front of the property there is an area laid mainly to lawn and loose chippings and a garage with an off street parking space positioned in front. To the rear of the property is a low maintenance garden which is mainly laid to paved patio.

Additional benefits include uPVC double glazed windows and a Vaillant boiler supplying gas central heating.

An internal viewing appointment is highly recommended.

ENTRANCE

Via an opaque and bevelled glazed uPVC door, leading into an entrance porch.

ENTRANCE PORCH

Dual aspect uPVC double glazed windows, opaque glazed door leading into an entrance hall.

ENTRANCE HALL

Dado rail, high level double fronted cupboard housing gas and electric meter and consumer unit, radiator, stairs leading to first floor accommodation and door leading into lounge.

LOUNGE

14'0" into bay x 11'6" (4.27m into bay x 3.51m)
uPVC double glazed bay window to front, coved ceiling, fireplace housing an electric coal and flame effect fire, TV aerial point, door leading into dining area.

DINING ROOM

11'6" x 8'0" (3.51m x 2.44m)
Under stairs storage cupboard, archway leading into kitchen/diner.

KITCHEN/DINER

14'5" x 7'6" (4.39m x 2.29m)
uPVC double glazed window to rear, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units with a roll edged work surface, incorporating an integral electric oven with four ring gas hob, plumbing for washing machine, plumbing for dishwasher, radiator, uPVC door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access (the loft is boarded and is fitted with shelving) dado rail, cupboard housing a Vaillant

boiler supplying gas central heating and domestic hot water, doors leading into all first floor rooms.

BEDROOM ONE

12'7" x 7'7" (3.84m x 2.31m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

8'6" x 8'2" (2.59m x 2.49m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

9'6" x 7'0" (2.90m x 2.13m)

uPVC double glazed window to front, radiator.

SHOWER ROOM

7'6" x 6'5" (2.29m x 1.96m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled walls, radiator.

OUTSIDE

FRONT GARDEN

An area laid to loose chippings and lawn and displaying small flowers and shrubs, path leading to

main entrance and side gate providing side pedestrian access into rear garden.

GARAGE & OFF STREET PARKING

Single sized garage with metal up and over door with parking space in front.

REAR GARDEN

Paved patio with established herbaceous borders displaying trees and shrubs, water tap, timber framed summerhouse and shed, garden surround by wooden fencing.



Road Map



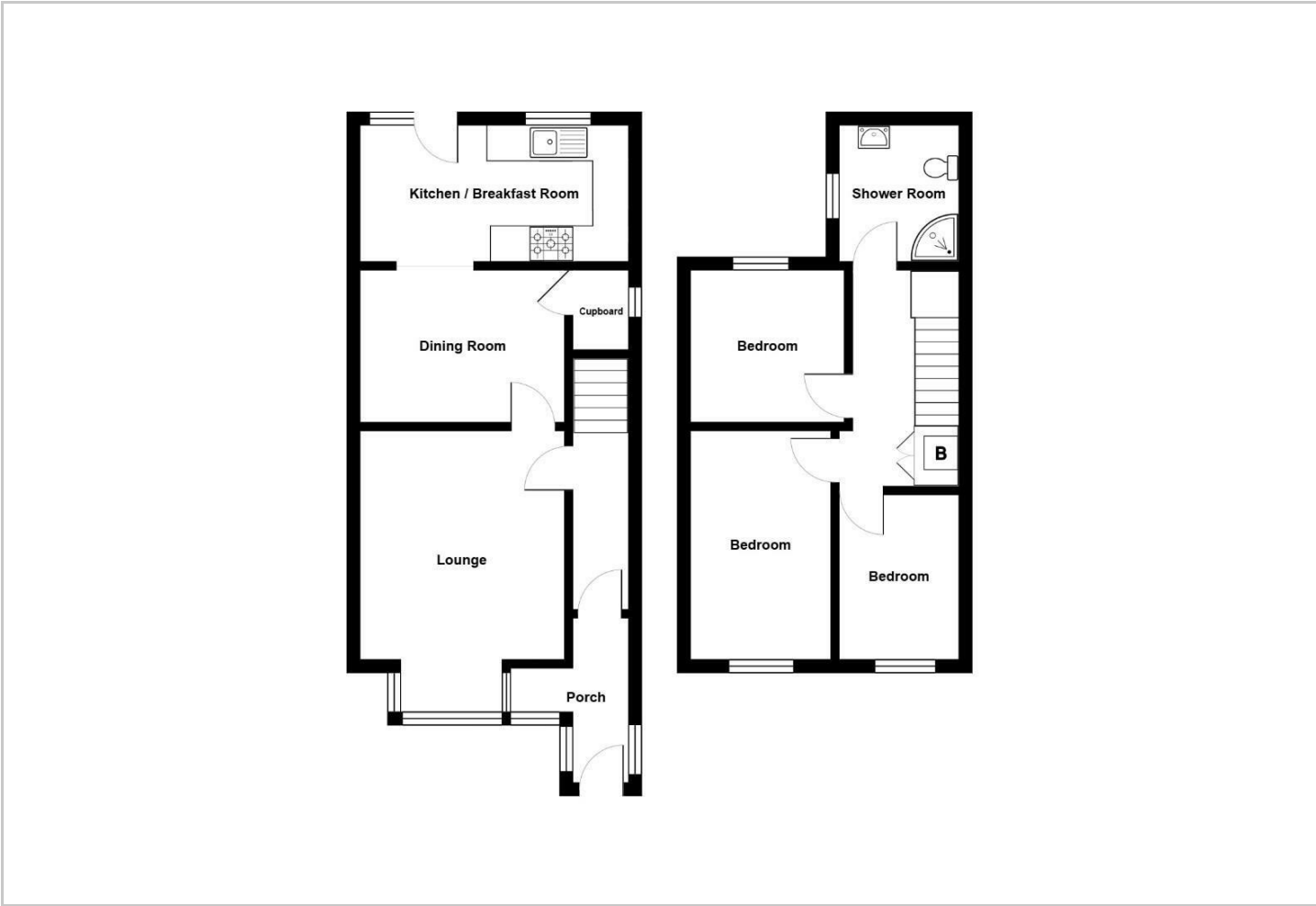
Hybrid Map



Terrain Map



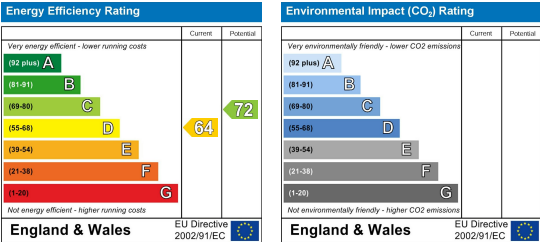
Floor Plan



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.