HUNTERS®

HERE TO GET *you* THERE



Midland Road

Staple Hill, Bristol, BS16 4NW

£315,000

3 1 2

Council Tax: B





42 Midland Road

Staple Hill, Bristol, BS16 4NW

£315,000





DISCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this extended end of terrace home which offers generously proportioned living accommodation throughout and is situated within a popular residential area, conveniently positioned for access to Staple Hill High Street and its wide variety of shops, cafés and local amenities.

The property has larger than average living accommodation which provides versatile accommodation ideal for family living. In brief, the ground floor comprises an entrance porch, entrance hall, a comfortable lounge, an impressive dining room measuring approximately 19ft in width, a kitchen/breakfast room and a useful lean-to. To the first floor are three generously sized bedrooms and a shower room.

Further benefits include double glazing, well tended front and rear gardens, a useful garden shed with power and lighting, and a garage situated within a rank to the rear of the property.

The location is particularly convenient for families and commuters alike, being within easy reach of several local schools, excellent transport links and regular bus services into Bristol city centre. The popular Bristol to Bath Cycle Path is also close by, providing an excellent route for walking and cycling.

ENTRANCE PORCH

UPVC double glazed door with matching side window panels, hardwood double glazed door with matching side window panels leading through to hallway.

HALLWAY

Coved ceiling, radiator, under stair storage cupboard housing electric meter, stairs rising to first floor, door leading through to lounge and dining room.

LOUNGE

13'10" x 11'7" (4.22m x 3.53m)
UPVC double glazed window to front, coved ceiling, fitted bar to corner.

DINING ROOM

19'3" x 10'0" (5.87m x 3.05m)
Internal opaque glazed floor to ceiling window, feature fireplace, wall light, TV point, sliding door to kitchen.

KITCHEN

14'4" x 9'8" (4.37m x 2.95m)
UPVC double glazed window to rear, range of fitted wall and base units, single stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker, space and and plumbing for washing machine, space for fridge freezer, extractor fan, hardwood opaque glazed door to lean-to.

LEAN-TO

8'2" x 7'11" (2.49m x 2.41m)
UPVC double glazed window to rear, double polycarbonate roof, base unit, space for tumble dryer, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors to bedrooms and shower room.

BEDROOM ONE
12'2" x 11'10" (3.71m x 3.61m)
UPVC double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO
12'0" x 9'4" (3.66m x 2.84m)
UPVC double glazed window to rear, built in airing cupboard housing hot water tank with hanging rail, recess space.

BEDROOM THREE
9'2" x 7'4" (2.79m x 2.24m)
UPVC double glazed window to front.

SHOWER ROOM
Opaque UPVC double glazed window to rear, suite comprising: vanity unit with wash hand basin inset, concealed WC, large shower enclosure housing electric Mira shower system, tiled walls, radiator, extractor fan.

OUTSIDE:

REAR GARDEN
Low maintenance garden laid to stone chippings and patio slabs, raised borders, security light, side and rear gated access, timber framed shed with power and light, garden enclosed by boundary fencing.

FRONT GARDEN
Laid to patio slabs with pathway to entrance, plant/shrub borders, enclosed by boundary wall.

GARAGE
Single garage situated within rank to rear of property, up and over door, power and light.









Road Map



Hybrid Map



Terrain Map

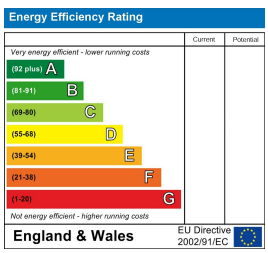


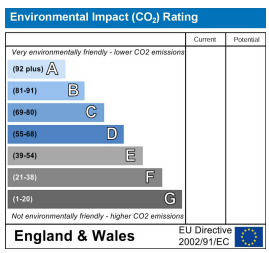
Floor Plan

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com