

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Morley Road

Staple Hill, Bristol, BS16 4QY

£300,000



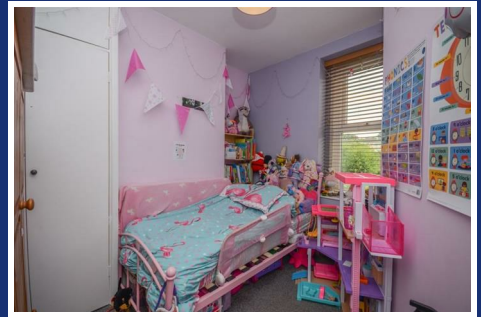
Council Tax: B



# 59 Morley Road

Staple Hill, Bristol, BS16 4QY

£300,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this double bay fronted Victorian middle terrace house located conveniently for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path. The amenities of Staple Hill are also within easy reach and include a wide variety of independent shops and supermarkets, coffee shops, restaurants, banks, library, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, lounge and an open plan kitchen/diner with integral fridge and freezer. To the first floor there is a bathroom with an over bath shower system and three bedrooms.

Additional benefits include; gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and a good sized rear garden which is laid mainly to lawn and paved patio.

An internal viewing appointment is recommended.

## ENTRANCE

Via a part opaque uPVC double glazed door, leading into a vestibule.

## VESTIBULE

Part glazed panelled door leading into entrance hall.

## ENTRANCE HALL

Wall mounted security alarm control panel, under stairs storage cupboard, two radiators, laminate floor, spindled staircase leading to first floor accommodation and doors leading into lounge and kitchen/diner.

## LOUNGE

13'3" x 12'3" (into bay) (4.04m x 3.73m (into bay))  
uPVC double glazed bay window to front, picture rail, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, laminate floor.

## KITCHEN/DINER

14'9" x 11'5" (4.50m x 3.48m)

## KITCHEN

uPVC double glazed window to rear, coved ceiling, picture rail, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted white wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and stainless steel cooker hood over, integral under the counter fridge and freezer, plumbing for washing machine, square edged work surface, half uPVC double glazed door leading into rear garden.

## DINING AREA

uPVC double glazed window to rear, coved ceiling, picture rail, radiator, stripped floorboards.

## FIRST FLOOR ACCOMMODATION

## LANDING

Wall mounted security alarm control panel, doors leading into all first floor rooms.

## BEDROOM ONE

11'9" x 11'5" (widest point) (3.58m x 3.48m (widest point))  
uPVC double glazed window to rear, radiator.

## BEDROOM TWO

10'8" x 7'6" (3.25m x 2.29m)  
uPVC triple glazed window to front, radiator.

### BEDROOM THREE

10'1" x 7'8" (3.07m x 2.34m)

uPVC triple glazed window to front, radiator, cupboard housing combination boiler.

### BATHROOM

10'0" x 8'3" (3.05m x 2.51m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower with side splash screen, tiled splash backs, over stairs storage cupboard, radiator.

### OUTSIDE

#### FRONT

Small area laid to loose chippings with herbaceous borders displaying small shrubs, path leading to main entrance, low level boundary wall.

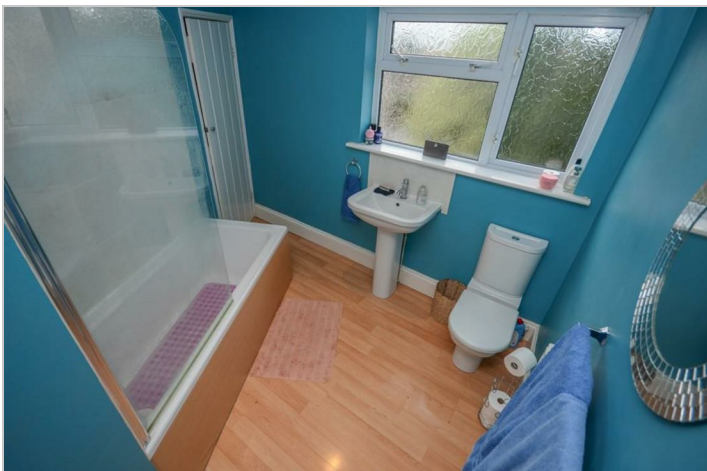
#### REAR GARDEN

Mainly laid to lawn with two paved patio areas and established herbaceous borders displaying mature trees and shrubs, water tap, outside lighting, two

outside storage cupboards (one having power supply and currently housing a freezer and tumble dryer), garden surrounded by a boundary wall and wooden fencing.

### 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.



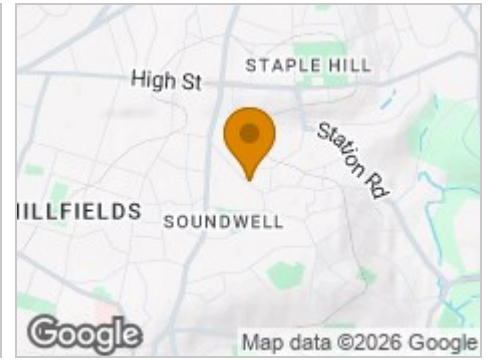
## Road Map



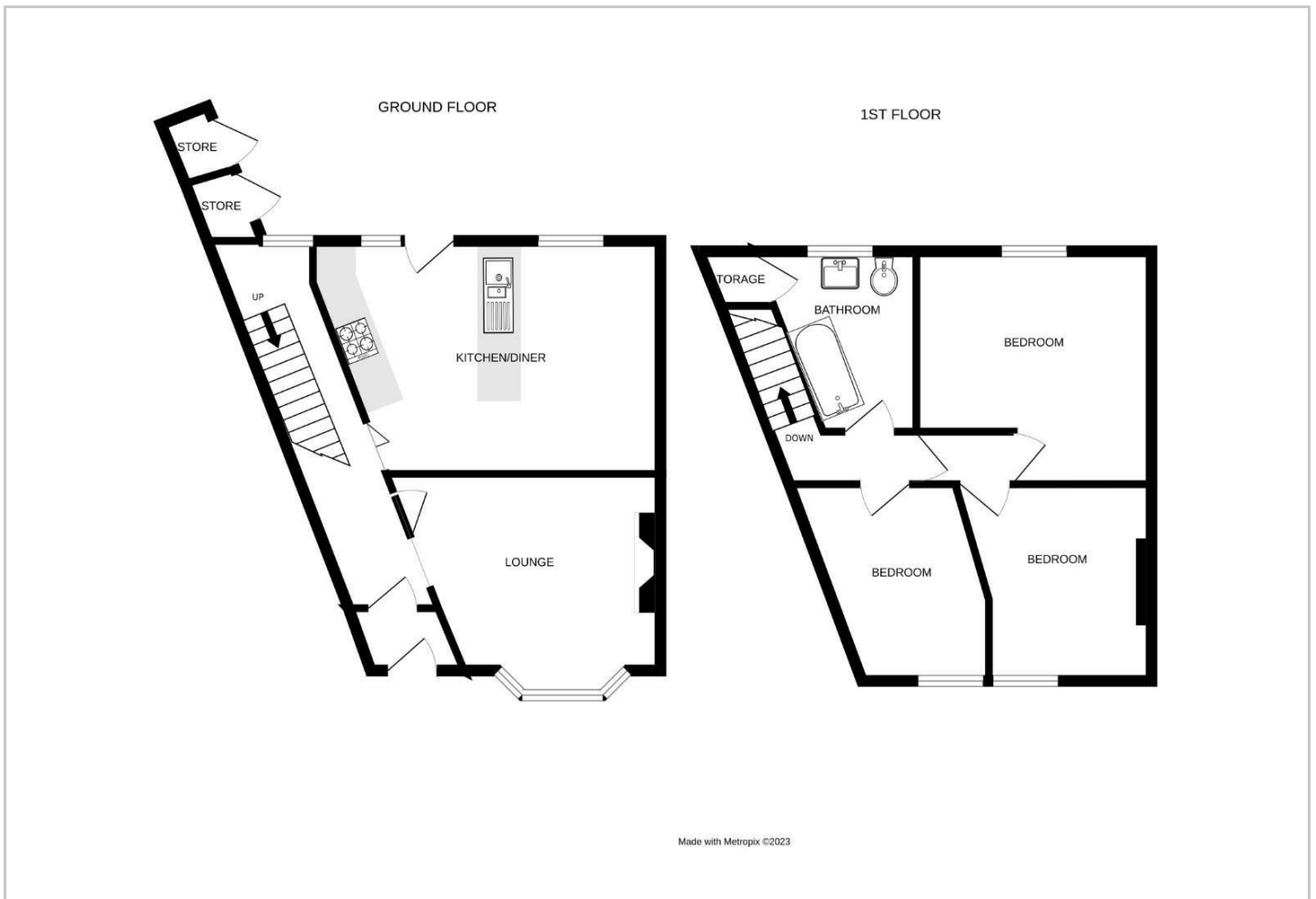
## Hybrid Map



## Terrain Map



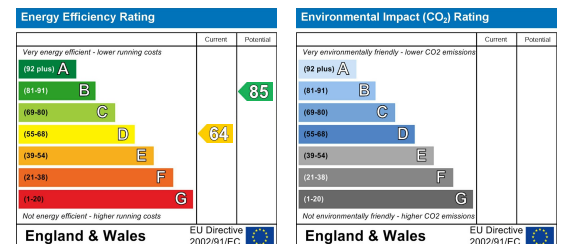
## Floor Plan



## 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.