

# HUNTERS<sup>®</sup>

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## Gladstone Street

Staple Hill, Bristol, BS16 4RF

£425,000



Council Tax: C



# 33 Gladstone Street

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£425,000



## DESCRIPTION

A well-presented semi-detached bungalow situated on the ever-popular Gladstone Street in Staple Hill. Ideally located within easy reach of Staple Hill High Street and its array of shops and amenities, the property is also just a short walk from Kingswood Leisure Centre, local playing fields and Page Park. Several highly regarded schools are nearby, along with excellent transport links to the Ring Road and the Bristol-Bath Cycle Path.

Offered for sale with no onward chain, this spacious home provides well-balanced accommodation comprising an L-shaped entrance hallway, a bright and airy lounge featuring a bay window, three generous-sized bedrooms, and a family bathroom with shower enclosure. The modern fitted kitchen benefits from a built-in Neff oven and hob.

Externally, the property boasts a good-sized front garden laid to slate chippings, along with a rear garden offering a combination of lawn and patio areas, ideal for outdoor entertaining. The rear garden also provides access to a useful cellar room. Further benefits include a single detached garage with power, lighting and an electric up-and-over door, plus an imprinted concrete driveway to the front extending down the side of the property, providing off-street parking for several vehicles.

## ENTRANCE

Access from side of property via an opaque UPVC double glazed door leading through to vestibule, opening through to hallway.

## HALLWAY

Large L shaped hall, UPVC double glazed window to side, picture rail, 2 radiators, built in coats cupboard housing electric meter and fuse box, doors leading to all rooms.

## LOUNGE

17'1" (into bay) x 11'11" (5.21m (into bay) x 3.63m)  
UPVC double glazed bay window to front, picture rail, double radiator, gas flame effect fire.

## KITCHEN

11'9" x 10'3" (3.58m x 3.12m)  
UPVC double glazed window to rear, range of fitted wall and base units, high gloss granite effect work top incorporating 1 11/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in Neff electric oven and induction hob, space and plumbing for washing machine, space for fridge freezer, double radiator, LED downlighters, wood effect flooring, UPVC double glazed door to side leading out to rear garden.

## BEDROOM ONE

13'10" x 9'11" (4.22m x 3.02m)  
UPVC double glazed window to front, picture rail, radiator, range of fitted furniture including 2 double wardrobes with matching bed side cabinets and chest of drawers.

## BEDROOM TWO

10'4" x 10'0" (3.15m x 3.05m)  
UPVC double glazed window to rear, picture rail, radiator, built in cupboard with hanging rail.



### BEDROOM THREE

8'5" x 7'11" (2.57m x 2.41m)

UPVC double glazed window to side, picture rail, radiator.

### BATHROOM

8'5" x 7'11" (2.57m x 2.41m)

Opaque UPVC double glazed window to side, white suite comprising: vanity unit with wash hand basin inset, close coupled W.C, corner shower enclosure housing mains controlled shower with drench head, tiled walls and floor, chrome heated towel radiator, LED downlighters.

### OUTSIDE:

### CELLAR ROOM

12'0" x 10'10" (3.66m x 3.30m)

Door access from rear garden, power and light,

### REAR GARDEN

Large patio providing ample seating space leading to a good sized lawn, plant/shrub borders, greenhouse, water tap, security light, side gated access, courtesy door to garage, door to cellar, garden enclosed by boundary fencing.

### FRONT GARDEN

Good sized front garden laid to slate chippings, enclosed by boundary wall.

### DRIVEWAY

Avon Cobblestone imprinted concrete driveway to front and leading down side of property to garage, providing off street parking for several vehicles.

### GARAGE

Single detached, up and over electric remote controlled up and over door access, power and light.



Road Map



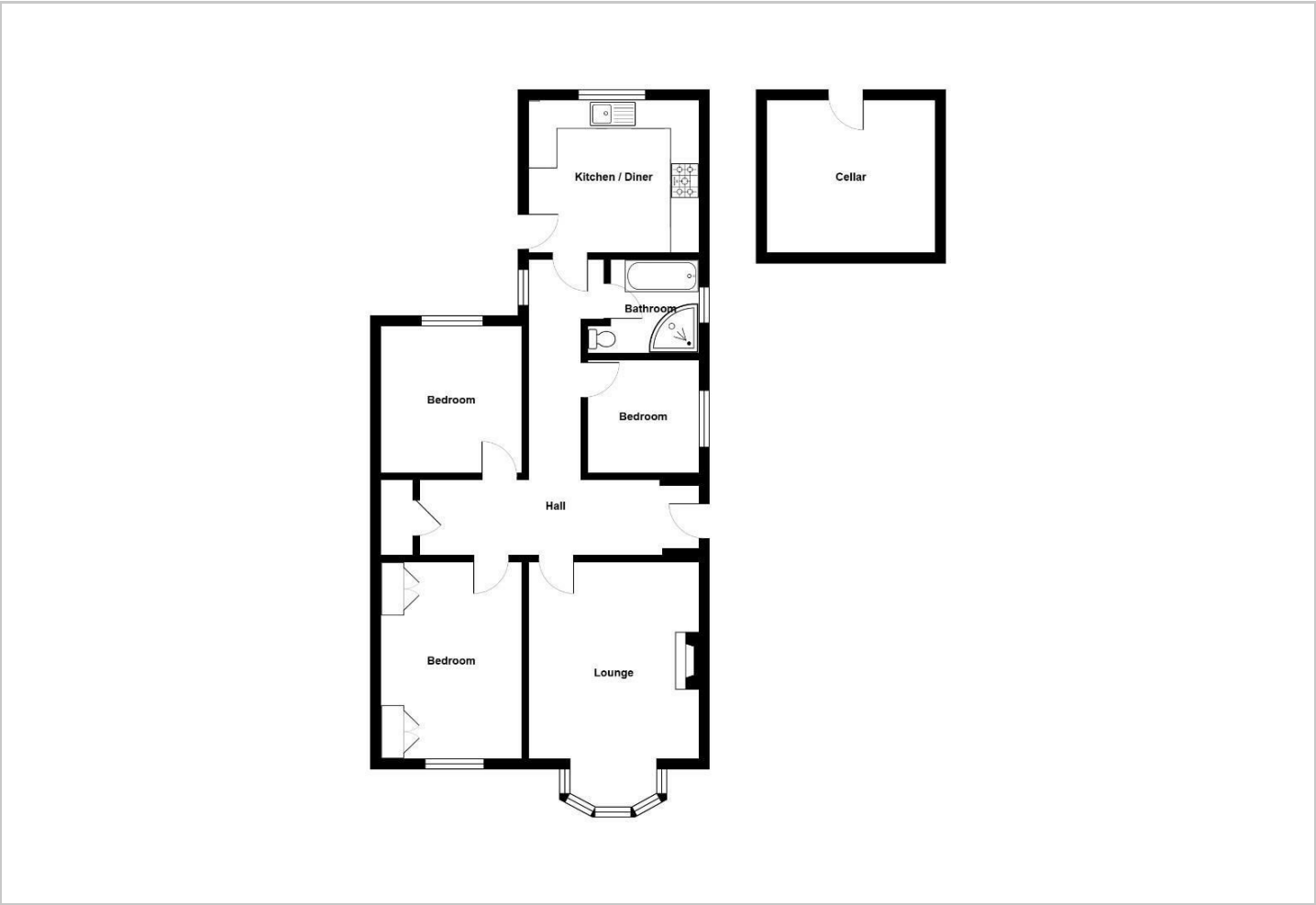
Hybrid Map



Terrain Map



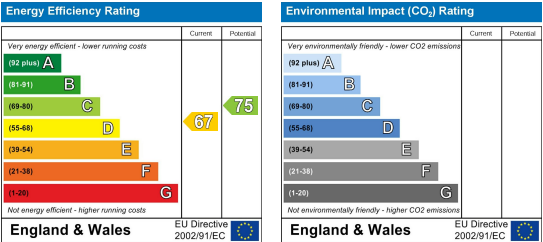
Floor Plan



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.