

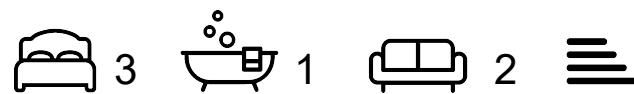
# HUNTERS®

HERE TO GET *you* THERE



**Sterncourt Road**  
Frenchay, Bristol, BS16 1LB

£350,000



Council Tax: B



# 15 Sterncourt Road

Frenchay, Bristol, BS16 1LB

£350,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no chain this end of terrace house offering a fantastic corner plot position within a quiet no-through road with wonderful green outlook to front.

Nestled in the heart of desirable Frenchay, this 3-bedroom house is a rare find, offering immense potential for families, investors, or developers. With a spacious side plot, this property is a blank canvas for creating your dream home or a lucrative project.

Large plot perfect for extending the existing house into a stunning family residence or exploring development opportunities (subject to planning permission)

Previous plans for a detached house on the plot were not approved, but an attached house could meet local council requirements

Ideal for those eager to renovate and craft a bespoke home or investors seeking a high-potential opportunity

Flexible purchase options: buy the house with the plot or the house alone (land not sold separately).

The property benefits from being in close proximity to the conservation area of Frenchay Village and Common, as well as Begbrook Green Park. Excellent transport links, including easy access to the Avon Ring Road and motorway networks, make this an ideal location for commuters.

## ENTRANCE PORCH

Access via an opaque UPVC double glazed stained glass door, opaque UPVC double glazed windows to front and side, door to hallway.

## HALLWAY

Dado rail, under stair recess with access to cupboard housing electric meter, stairs rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

13'2" x 12'3" (4.01m x 3.73m)

UPVC double glazed window to front, coved ceiling, 2 wall lights, radiator, marble effect feature fireplace with gas coal flame effect fire and back boiler behind.

## KITCHEN

13'2" x 10'6" (4.01m x 3.20m)

UPVC double glazed window to rear, range of fitted wall and base units with laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, space for washing machine, door to dining room.

## DINING ROOM

10'4" x 8'2" (3.15m x 2.5m)

UPVC double glazed French doors leading out to rear garden.

## LANDING

Loft hatch, dado rail, doors to bedrooms and bathroom.

## BEDROOM ONE

12'5" (max) x 12'1" (max) (3.78m (max) x 3.68m (max))

UPVC double glazed window to front, coved ceiling, double radiator,

## BEDROOM TWO

11'11" x 10'5" (3.63m x 3.18m)

UPVC double glazed window to rear, radiator, built in

airing cupboard housing hot water tank, double radiator.

### BEDROOM THREE

9'7" x 8'6" (2.92m x 2.59m)

UPVC double glazed window to front, radiator.

### BATHROOM

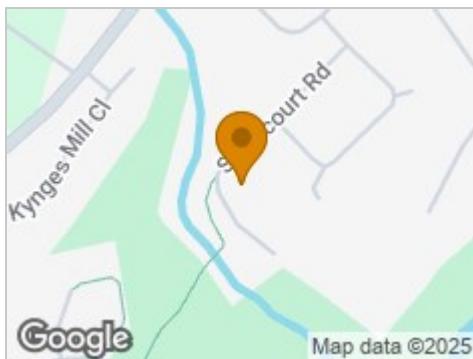
Opaque UPVC double glazed window to rear, suite comprising: panelled bath with electric shower system over, vanity unit with wash hand basin inset, close coupled W,C, tiled walls, radiator.

### REAR AND SIDE GARDENS

Large corner plot garden laid mainly to chippings, potential for building plot to build additional property or scope for extending current property (subject to necessary planning permissions). Access to utility room from rear garden (in need of repair).



## Road Map



## Hybrid Map



## Terrain Map



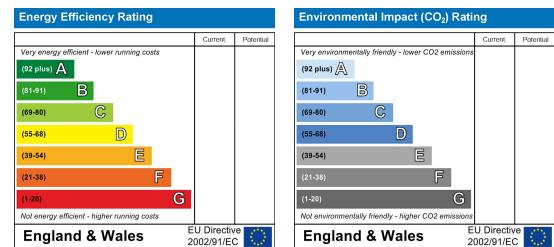
## Floor Plan



## 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.