

HUNTERS®

HERE TO GET *you* THERE



Morley Road

Staple Hill, Bristol, BS16 4QY

£289,995



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this attractive bay fronted Victorian terrace which is conveniently located for the local amenities of Staple Hill and a short walk to the local High street and shops, whilst being in close proximity of Page Park and access onto Bristol Cycle Path.

The property offers well presented, spacious living accommodation which comprises: entrance hallway, lounge, dining room, kitchen/breakfast room with built in oven and hob. To the first floor can be found 2 double bedrooms and a good size bathroom with over bath shower.

The property further benefits from having double glazing and gas central heating and a low maintenance rear garden laid to paving.

ENTRANCE HALLWAY

Access via an opaque hardwood glazed door, dado rail, wall mounted gas meter, radiator, Victorian style tiled flooring, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

12'5" (into bay) x 11'0" (3.78m (into bay) x 3.35m)
uPVC double glazed bay window to front, coved/cornice ceiling, ceiling rose, feature marble effect fireplace with wood mantel surround, gas coal flame effect fire inset, oak effect laminate floor, two radiators, hardwood glazed double doors leading through to dining room.

DINING ROOM

11'6" x 11'3" (3.51m x 3.43m)
uPVC double glazed window to rear, double radiator, oak effect laminate floor, under stair storage cupboard housing electric meter.

KITCHEN/BREAKFAST ROOM

17'1" (max) x 6'4" (5.21m (max) x 1.93m)

uPVC double glazed window to side, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, under unit lighting, space for under counter freezer, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled floor, tubed vertical radiator, opaque UPVC double glazed door to side leading out to rear garden, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, double radiator, spindled balustrade, doors to bedrooms and bathroom.

BEDROOM ONE

14'3" x 10'1" (4.34m x 3.07m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

11'8" x 8'7" (3.56m x 2.62m)

uPVC double glazed window to rear, double radiator, built in airing cupboard housing a Worcester combination boiler.

BATHROOM

8'7" x 7'1" (2.62m x 2.16m)

Opaque uPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with mains controlled shower over, mixer tap with shower attachment, glass shower screen, pedestal wash hand basin, close coupled W.C, double radiator,

extractor fan, part tiled walls, decorative tiled effect vinyl floor.

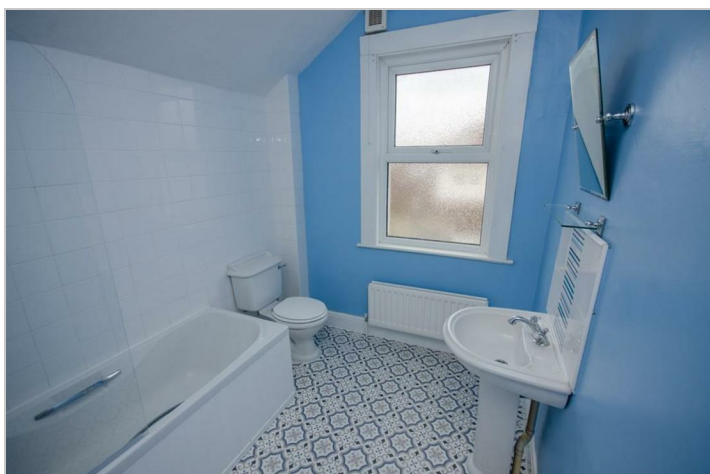
OUTSIDE:

REAR GARDEN

Low maintenance garden laid to patio slabs, borders laid to stone chippings, security light, enclosed by boundary wall and fence.

FRONT GARDEN

Laid to stone chippings, pathway to entrance, enclosed by boundary brick wall.



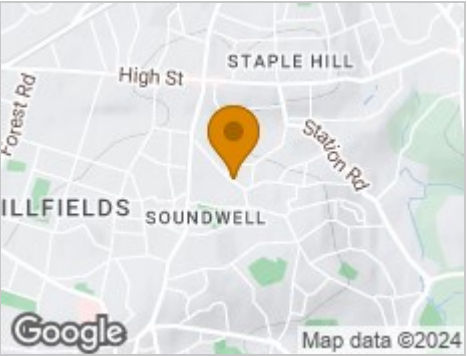
Road Map



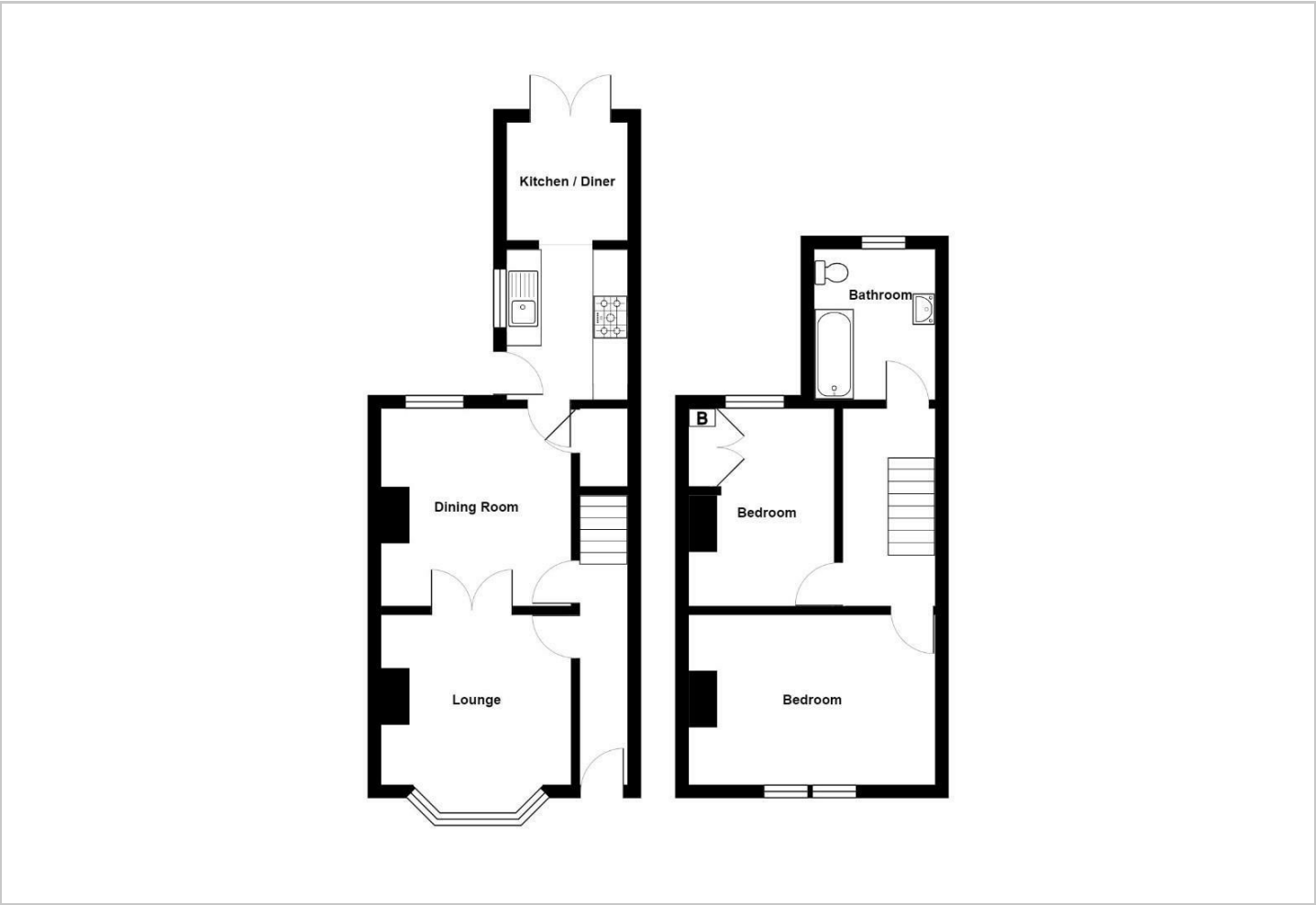
Hybrid Map



Terrain Map



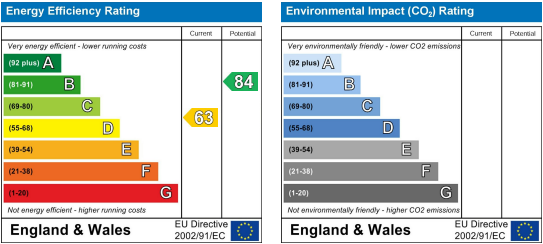
Floor Plan



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.