

# HUNTERS®

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**Seymour Road**  
Staple Hill, Bristol, BS16 4TG

£325,000



Council Tax: B



# 11 Seymour Road

## Staple Hill, Bristol, BS16 4TG

£325,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended double bay fronted, middle terrace Victorian property which occupies a position within easy walking distance for the amenities of Staple Hill. The property is also located conveniently for access onto the Bristol cycle path, for access onto the Avon ring road and for major commuting routes. The amenities of Staple Hill include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practices.

The popular Page Park is situated close by and provides excellent outdoor recreational space for people of all ages.

The well presented and spacious accommodation comprises to the ground floor an entrance hall with original Victorian feature plaster arch, a lounge with bespoke fitted dressers to both alcoves and original feature which includes a ceiling rose, ceiling coving and picture rails, a dining room which flows into an extended kitchen, utility room and bathroom. The kitchen incorporates integral appliances which include an electric oven, four ring gas hob and dishwasher whilst the bathroom has an over bath shower system. To the first floor there are three good sized bedrooms. Externally to the rear, there is a garden which is mainly laid to paved patio and lawn. There is a rear pedestrian lane which services the property which is ideal for the removal of garden waste or for bicycle access.

Additional benefits include uPVC double glazed windows and gas central heating which is supplied by a Worcester boiler.

An early internal viewing appointment is encouraged to avoid any disappointment.

### ENTRANCE

Via apart opaque glazed panelled composite door leading into a vestibule.

### VESTIBULE

Coved ceiling, consumer unit, electric and gas meters, opaque glazed panelled door leading into entrance hall.

### ENTRANCE HALL

Victorian plaster archway, coved ceiling, single radiator, Karndean flooring, stairs leading to first floor accommodation and doors leading into lounge, dining room and utility room.

### LOUNGE

13'4" (into bay) x 12'4" (4.06m (into bay) x 3.76m) uPVC double glazed bay window to front, ceiling rose, coved ceiling, picture rail, feature fireplace, bespoke fitted dressers to both alcoves, TV aerial point, telephone point, double radiator.

### DINING ROOM

14'8" x 10'3" (4.47m x 3.12m) Ceiling with recessed spot lights, coved ceiling, range of modern fitted wall and base units with soft close doors and drawers, roll edged work surface, tiled splash backs, space for a tall fridge freezer, Karndean flooring, opening leading into kitchen.

### KITCHEN

8'7" x 7'2" (2.62m x 2.18m) uPVC double glazed window to rear, ceiling with roof light, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob, extractor fan and dishwasher, Karndean flooring, half double glazed composite door leading into rear garden.

## UTILITY ROOM

9'5" x 5'11" (2.87m x 1.80m)

Fitted storage cupboards, work surface, plumbing for washing machine, space for tumble dryer, Karndean flooring, door leading into bathroom.

## BATHROOM

6'9" x 5'8" (2.06m x 1.73m)

Opaque uPVC double glazed window to rear, ceiling roof light, half height wooden wall panelling, white suite comprising W.C. wash hand basin and panelled bath with a chrome over bath shower system, tiled splash backs, period style radiator, tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Spindled balustrade, doors leading into all first floor rooms.

### BEDROOM ONE

15'9" x 13'5" (into bay) (4.80m x 4.09m (into bay))

uPVC double glazed bay window with additional uPVC double glazed window to front, coved ceiling, single radiator.

### BEDROOM TWO

9'8" x 8'6" (2.95m x 2.59m)

uPVC double glazed window to rear, triple fronted cupboard with shelving housing a Worcester boiler supplying gas central heating and domestic hot water, single radiator.

### BEDROOM THREE

14'9" x 5'8" (4.50m x 1.73m)

uPVC double glazed window to rear, loft access (we understand from the sellers that the loft is accessed via a pull down ladder and has lighting), single radiator.

### OUTSIDE

### FRONT

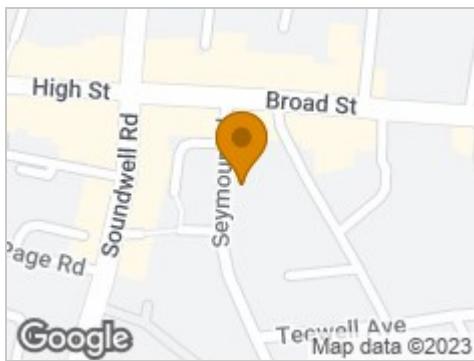
Small herbaceous area with low level boundary wall and path leading to main entrance.

### REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with a central pathway leading to a second paved patio situated to the rear, herbaceous borders displaying established shrubs, two timber framed garden sheds, outside lighting, water tap, rear gated pedestrian access, garden surrounded by wooden fencing and stone wall.



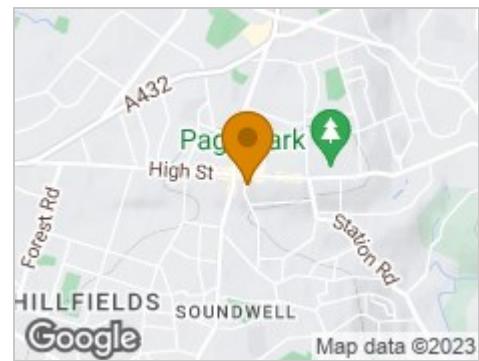
## Road Map



## Hybrid Map



## Terrain Map



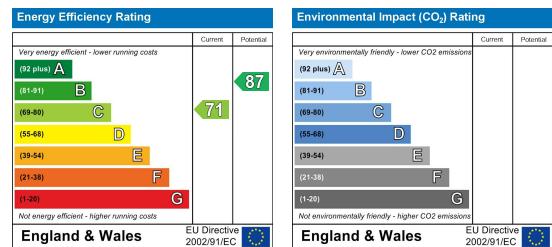
## Floor Plan



## 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.