

# HUNTERS®

HERE TO GET *you* THERE



**Hayward Road**  
Staple Hill, Bristol, BS16 4NS

£320,000

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Council Tax: B



# 1 Hayward Road

## Staple Hill, Bristol, BS16 4NS

£320,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this well presented end of terrace house which is conveniently located for the amenities of Staple Hill and for access onto the Bristol cycle path.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

This property has been designed to a contemporary style and offers spacious accommodation throughout which in our opinion would ideally suit a first time buyer.

To the ground floor there is an entrance hall, a stylish lounge with bespoke fitted cupboards and shelving to both alcoves and black framed modern sliding doors leading into a dining area. The kitchen/breakfast area is fitted with a range of modern wall and base units which incorporates an integral electric oven and four ring induction hob and has uPVC double glazed French doors leading into the rear garden.

To the first floor there are two double bedrooms and a modern classic white bathroom suite with a roll top claw foot bath.

Externally to the rear of the property is a low maintenance garden with herbaceous borders and rear pedestrian access.

Additional benefits include gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and a boarded loft space accessed via a pull down ladder and with dual aspect Velux windows.

An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

### ENTRANCE

Via a part glazed composite door, leading into an entrance hall.

### ENTRANCE HALL

Coved ceiling, high level cupboard housing consumer unit and electric meter, corbel plaster arch, dado rail, double fronted cupboard with shelving, radiator, spindled staircase leading to first floor accommodation, access leading into dining area.

### LOUNGE

14'0" x 11'7" (4.27m x 3.53m)

uPVC double glazed window to front, coved ceiling, recess to chimney breast with a tiled hearth, bespoke cupboards and shelving to both alcoves, TV aerial point, laminate floor, black framed sliding doors leading into dining area.

### DINING AREA

12'4" x 11'9" (3.76m x 3.58m)

Coved ceiling, understairs storage cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, vertical radiator, access leading into kitchen/breakfast area.

### KITCHEN/BREAKFAST ROOM

18'0" narrowing to 7'7" x 13'7" narrowing to 7'2" (5.49m narrowing to 2.31m x 4.14m narrowing to 2.18)

Velux window, uPVC double glazed window to side, ceiling with recessed LED spot lights, ceramic sink with chrome mixer tap and tiled splash backs, range of modern fitted wall and base units incorporating an integral Smeg microwave, electric oven and five ring induction hob with extractor fan over, square edged

worksurface, space for a large fridge freezer, plumbing for washing machine, square edged breakfast bar, vertical radiator, uPVC double glazed French doors leading into rear garden, half uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Spindled balustrade, loft access with a pull down ladder, picture rail, doors leading into all first floor rooms.

### LOFT SPACE

16'1" x 12'6" (4.90m x 3.81m )

Accessed via pull down ladder, boarded loft space with under eave storage cupboards, power and light and dual aspect Velux windows.

### BEDROOM ONE

16'1" x 11'8" (4.90m x 3.56m)

uPVC double glazed window to front, two double fronted wardrobes to both alcoves with hanging rails and shelving, cast iron fireplace, radiator.

### BEDROOM TWO

11'7" x 10'4" (3.53m x 3.15m)

uPVC double glazed window to rear, radiator.

### BATHROOM

8'9" x 6'3" (2.67m x 1.91m)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, classic white suite comprising; roll top claw foot bath with over bath shower system and hand held attachment, oval wash hand basin with chrome mixer tap, tiled splash backs, chrome heated towel rail.

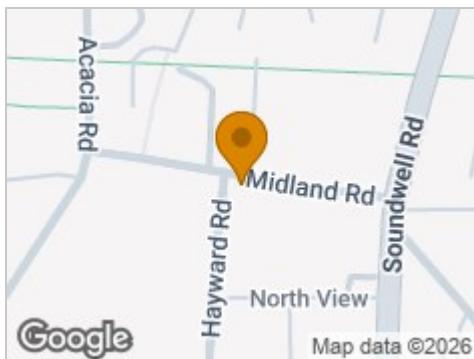
### OUTSIDE

### REAR GARDEN

Paved area with herbaceous borders displaying trees and shrubs, water tap, garden surrounded by a boundary stone wall and wooden gate, rear gate providing rear pedestrian access.



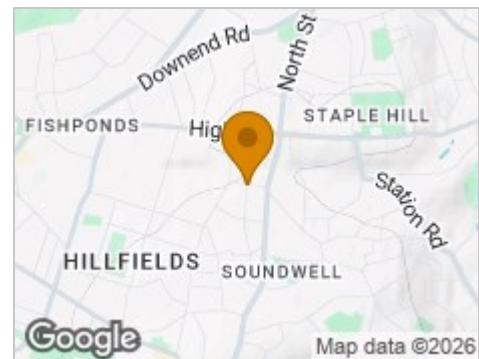
## Road Map



## Hybrid Map



## Terrain Map



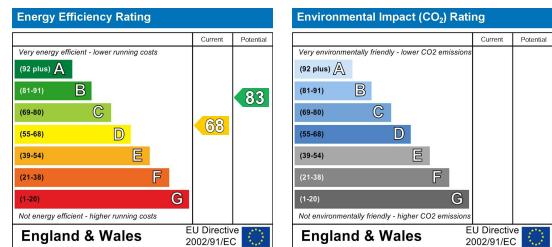
## Floor Plan



## 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.