

HUNTERS®

HERE TO GET *you* THERE



Eastleigh Close

Staple Hill, Bristol, BS16 4SG

£370,000



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Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this double bay fronted semi-detached house which occupies a pleasant cul-de-sac position within the popular area of Staple Hill.

The property is conveniently situated for The Tynings Primary School, for access onto the Bristol cycle path and for access onto the Avon Ring Road. The amenities of Staple hill are also within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The recently rejuvenated Page Park is located with walking distance and provides excellent outdoor recreational space for people of all ages to enjoy.

The property does require modernisation throughout and would ideally suit a buyer looking to put their own stamp on a property.

The accommodation comprises to the ground floor; entrance hall, lounge, separate dining room and kitchen. To the first floor there is a bathroom and three bedrooms.

Additional benefits include; uPVC double glazed windows, gas central heating, a garage which is situated to the rear and a rear garden which is laid mainly to paving.

ENTRANCE

Via opaque uPVC double glazed double doors, leading into entrance porch.

ENTRANCE PORCH

Glazed panelled hardwood door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, telephone point, under stairs storage cupboard, radiator, doors leading into lounge, dining room and kitchen and stairs leading to first floor accommodation.

LOUNGE

13'6" (into bay) x 11'9" (4.11m (into bay) x 3.58m)
uPVC double glazed bay window to front, coved ceiling, radiator.

DINING ROOM

12'2" x 10'6" (3.71m x 3.20m)
uPVC double glazed window to rear, radiator.

KITCHEN

15'9" x 8'3" (4.80m x 2.51m)
Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, wall and base units, square edged work surface, space for a fridge freezer, plumbing for washing machine, boiler supplying gas central heating, under stairs larder, half opaque uPVC door leading into lean-to.

LEAN-TO

10'7" x 5'10" (3.23m x 1.78m)
Dual aspect windows, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, coved ceiling, doors leading into all first floor rooms.

BEDROOM ONE

14'3" (into bay) x 8'8" (measured to wardrobes)
(4.34m (into bay) x 2.64m (measured to wardrobes))
uPVC double glazed bay window to front, coved ceiling, part mirror sliding fronted fitted wardrobes with hanging rail and shelving, radiator.

BEDROOM TWO

12'1" x 10'6" (3.68m x 3.20m)
uPVC double glazed window to rear, airing cupboard, radiator.

BEDROOM THREE

8'9" x 7'2" (2.67m x 2.18m)
uPVC double glazed window to front, radiator.

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and bath with over bath shower system, tiled splash backs, radiator.

OUTSIDE

FRONT

Area laid to loose chippings, path leading to main

entrance, gate providing side access leading into rear garden.

REAR GARDEN

Mainly laid to paving with herbaceous borders, outside lighting, garden surrounded by wooden fencing and boundary wall.

GARAGE

Single sized garage with metal up and over door situated to the rear with an off street parking space located in front.



Road Map



Hybrid Map



Terrain Map



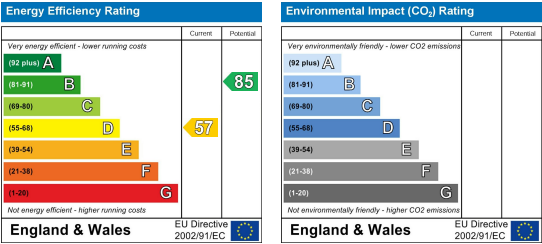
Floor Plan



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.