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Gladstone Street

Staple Hill, Bristol, BS16 4RF

£325,000



Council Tax: B



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DESCRIPTION

An attractive Victorian bay-fronted terraced home situated on a popular residential road, conveniently located within a short walk of Staple Hill High Street with its excellent range of shops, cafés, and restaurants. The property is also ideally positioned within close proximity to Kingswood Leisure Centre and playing fields, with easy access to the Bristol–Bath Cycle Path, making it perfect for commuters and outdoor enthusiasts alike.

The property offers spacious and well-presented accommodation comprising, to the ground floor, an entrance hall, an impressive 22ft lounge/diner, a modern fitted kitchen/breakfast room with contemporary units and Quartz worktops, integrated oven, hob, microwave and fridge freezer, along with a stylish modern shower room.

To the first floor are three generously sized bedrooms, ideal for a family with children or a couple wanting a spare room and potential study.

Further benefits include double glazing, gas central heating, and a good-sized lawned rear garden with a brick-paved patio. At the rear of the garden is a large shed/workshop with power and lighting, offering excellent storage or workspace. To the front of the property there is a driveway providing an off-street parking space..

ENTRANCE VESTIBULE

Coved/cornice ceiling, hardwood glazed door leading through to hallway.

HALLWAY

Coved/cornice ceiling, feature archway, gas and electric meter cupboards, stairs rising to first floor, door to lounge/diner.

LOUNGE/DINER

11'3" x 22'6" (3.43m x 6.86m)

LOUNGE

UPVC double glazed bay window to front, coved/cornice ceiling, ceiling rose, radiator, electric fire, TV point, opening leading through to dining room.

DINING ROOM

Coved ceiling, ceiling rose, radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM

14'7" x 9'11" (4.45m x 3.02m)

UPVC double glazed window to rear, Velux window to rear, internal window to dining room, contemporary range of fitted matt grey wall and base units, Quartz work top, 1 1/2 ceramic sink bowl unit with mixer tap, built in Bosch stainless steel electric oven, induction hob, extractor fan hood, integrated fridge freezer, built in microwave, space and plumbing for washing machine, coved ceiling, LED downlighters, double panelled vertical radiator, large built in under stair storage cupboard, wood effect LVT flooring, UPVC opaque double glazed door leading out to rear garden, door to shower room.

SHOWER ROOM

Opaque UPVC double glazed window to rear, tile floor with under floor heating, suite comprising: 2 drawer vanity unit with wash hand basin inset, concealed WC, oversized shower enclosure with glass sliding door access and housing a mains controlled shower system, wall mounted high gloss cabinets, tiled walls, LED downlighters, extractor fan, chrome heated towel radiator.

Tel: 0117 956 1234

FIRST FLOOR LANDING

Spindled balustrade, loft hatch, doors leading to bedrooms.

BEDROOM ONE

14'0" x 10'2" (4.27m x 3.10m)

UPVC double glazed window to front, radiator, fitted floor to ceiling wardrobes with sliding door fronts, radiator, LED downlighters.

BEDROOM TWO

8'11" x 11'10" (2.72m x 3.61m)

UPVC double glazed window to rear, double radiator, built in cupboard housing Worcester combination boiler.

BEDROOM THREE

7'6" x 10'0" (2.29m x 3.05m)

Velux window to side aspect, halogen downlighters, radiator.

OUTSIDE:

REAR GARDEN

Brick paved patio with matching steps leading up to a good sized lawn, water tap, security light, block built shed/workshop to back of garden (UPVC

double glazed door access and matching window, power and light), garden enclosed by boundary wall and fencing.

DRIVEWAY

Brick paved driveway to front of property providing off street parking space.



Road Map



Hybrid Map



Terrain Map



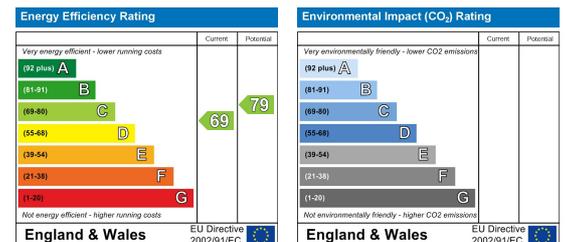
Floor Plan



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.