

# HUNTERS®

HERE TO GET *you* THERE



## High Street

Staple Hill, Bristol, BS16 5HN

£220,000



Council Tax: A



# 58a High Street

## Staple Hill, Bristol, BS16 5HN

£220,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented first floor apartment which is located conveniently 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, a gym, coffee shops, restaurants, doctors surgeries, library and dental practices.

The apartment is situated in a former Victorian commercial building which was converted into four residential apartments in 2021, providing spacious accommodation with traditional high ceilings, large windows and feature fireplaces.

In our opinion this property would ideally suit a first time purchaser or for those seeking an investment opportunity.

The accommodation comprises; a light and airy living room, a good sized kitchen/diner which is fitted with a range of white high gloss wall and base units, two bedrooms and a bathroom.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

### ENTRANCE

Via a wooden door leading into living room.

### LOUNGE

12'9" x 11'1" (3.89m x 3.38m)

uPVC double glazed sash window to side, smoke detector, radiator, vinyl flooring, door leading into kitchen/diner and bedroom one.

### KITCHEN/DINER

15'3" x 10'10" (4.65m x 3.30m)

uPVC double glazed window to side, loft access, one and a half bowl sink drainer with mixer tap with professional hose and tiled splash backs, range of fitted white high gloss wall and base units with soft close doors and drawers, space for electric cooker, plumbing for washing machine, space for a tall fridge freezer, cast iron feature fireplace, boiler supplying gas central heating and domestic hot water, doors leading into bedroom two and bathroom,

### BEDROOM ONE

12'9" x 12'9" (3.89m x 3.89m)

uPVC double glazed sash window to rear, closed off feature fireplace, radiator, carpeted flooring,

### BEDROOM TWO

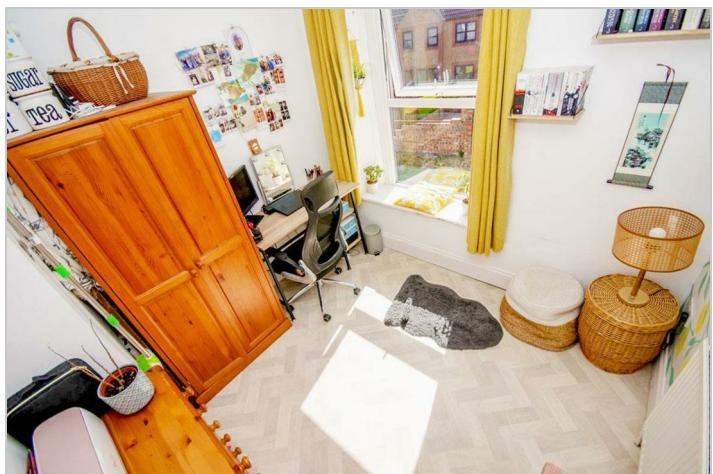
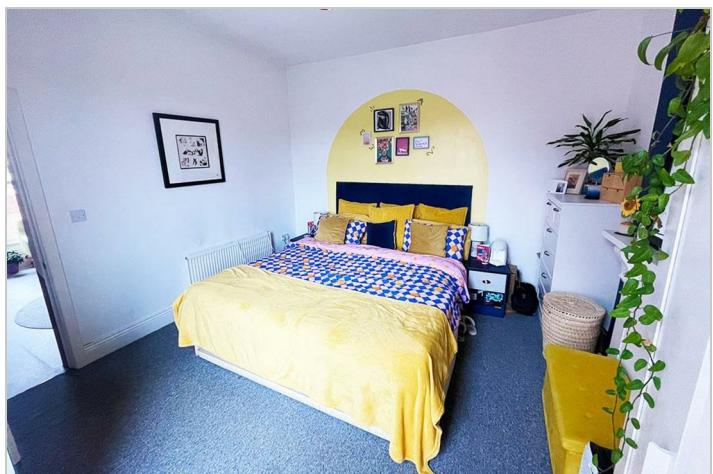
8'11" x 8'2" (2.72m x 2.49m)

uPVC double glazed sash window to rear, radiator, vinyl flooring.

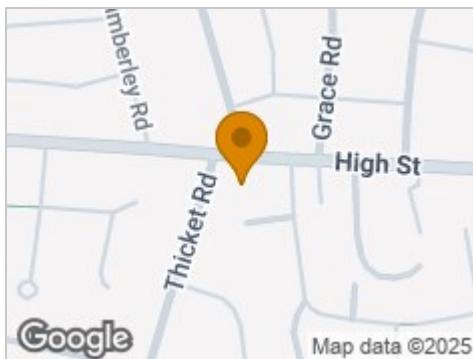
### BATHROOM

11'11" x 6'1" (3.63m x 1.85m)

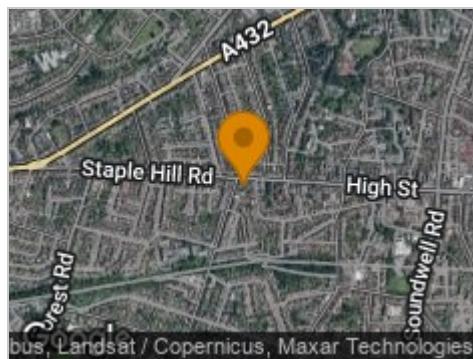
uPVC double glazed sash window to side, white suite comprising; W.C. wash hand basin with mixer tap and a panelled twin gripped bath with mixer tap and over bath shower with side splash screen, tiled splash backs, radiator, extractor fan, vinyl flooring.



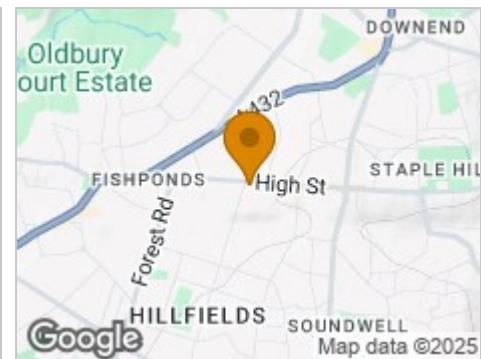
## Road Map



## Hybrid Map



## Terrain Map



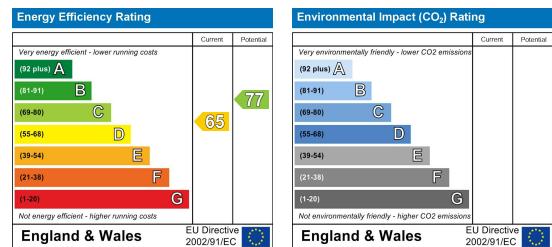
## Floor Plan



## 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.