

# HUNTERS®

HERE TO GET *you* THERE



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

£335,000



Council Tax: B



# 44 Seymour Road

Staple Hill, Bristol, BS16 4TF

£335,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this spacious middle terrace family home positioned within a popular road which is conveniently located just off of Staple Hill high street with its array of shops, coffee shops and restaurants. The ever popular Page Park is a short walk away with its multi-functional use for all ages. There are several local schools within easy reach and offers good transport links both by car to The Ring Road and by bike onto the Bristol-Bath Cycle Path.

The accommodation comprises in brief, to the ground floor: entrance hallway, lounge/diner with patio door leading out to garden and an extended kitchen/breakfast room. To the first floor can be found 3 generous size bedrooms and a shower room.

The property further benefits from having: double glazing, gas central heating, a large lawn rear garden, garage to rear and driveway to front providing off street parking for 2 cars.

## ENTRANCE PORCH

UPVC double glazed double door access, tiled floor, UPVC opaque double glazed stained glass door to hallway.

## HALLWAY

Double radiator, gas and electric meters, under stair recess, doors to lounge and dining room.

## LOUNGE

13'7" 12'6" (4.14m 3.81m)

UPVC double glazed bay window to front, coved ceiling, TV point, gas fire with back boiler providing gas central heating, opening leading through to dining room.

## DINING ROOM

13'2" x 11'1" (4.01m x 3.38m)

Double radiator, archway leading to kitchen, UPVC double glazed patio door to rear garden.

## KITCHEN/BREAKFAST ROOM

16'8" x 7'9" (5.08m x 2.36m)

UPVC double glazed window to rear, range of fitted wall and base unit with laminate work tops, matching breakfast bar, single stainless steel sink bowl unit with mixer tap, space for or fridge freezer, space for cooker, space and plumbing for washing machine, space for fridge freezer, opaque UPVC double glazed door to side leading out to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Spindled balustrade, loft hatch, doors leading to bedrooms and shower room.

### BEDROOM ONE

13'0" x 11'11" (3.96m x 3.63m)

UPVC double glazed window to rear, radiator, built in wardrobes with matching over head cupboards, built in airing cupboard housing hot water tank.

### BEDROOM TWO

11'3" x 11'2" (3.43m x 3.40m)

UPVC double glazed window to front, radiator, built in wardrobes.

### BEDROOM THREE

8'1" x 7'6" (2.46m x 2.29m)

UPVC double glazed window to front, radiator.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, pedestal wash hand basin, close coupled W.C, shower cubicle housing electric Triton shower, tiled walls, radiator.

## OUTSIDE:

### REAR GARDEN

Large south facing garden laid mainly to lawn, split level patio leading to a concrete base with pathway leading to back of garden, variety of plants and shrubs, plastic shed, rear gated access to vehicle lane, enclosed by boundary fencing.

### GARAGE

Located to back of garden, prefabricated single detached garage, rear vehicle lance access.

### DRIVEWAY

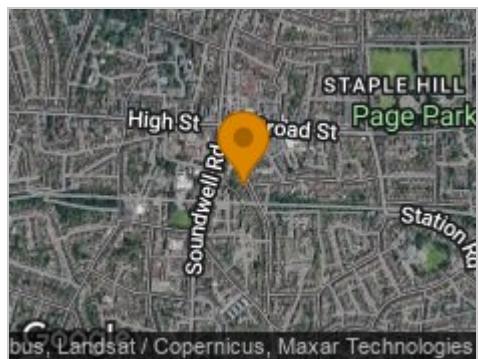
To front of property, laid to tarmac providing off street parking for 2 cars.



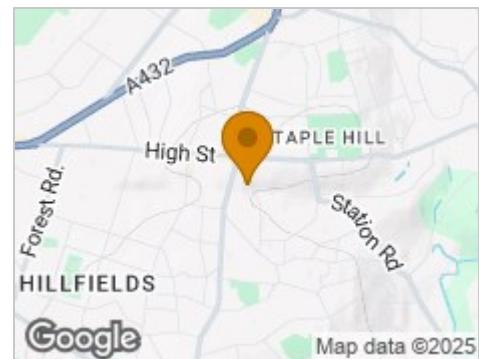
## Road Map



## Hybrid Map



## Terrain Map



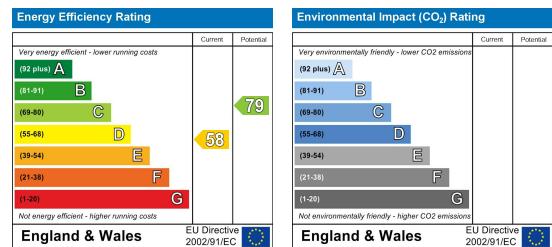
## Floor Plan



## 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.