

HUNTERS®

HERE TO GET *you* THERE



Kendall Road

Staple Hill, Bristol, BS16 4NB

£289,995



Council Tax: B



36 Kendall Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain an end of terrace home which is located within a quiet no-through road in Staple Hill, The high street is a short walk away with it's variety of shops, coffee shops and restaurants, as is the popular Page Park. The area provides good access into the city centre with good bus routes and easy access onto the Bristol Cycle Path.

The well presented living accommodation comprises to the ground floor, entrance hall, lounge with feature fireplace, modern fitted kitchen, conservatory and shower room. To the first floor can be found 3 generous size bedrooms. The property benefits from having double glazing and gas central heating.

Externally the property has a good size low maintenance south-west facing garden laid to artificial lawn and brick paved patio and a workshop to back of garden which has power and light.

ENTRANCE HALL

Coved ceiling, dado rail, stairs rising to first floor, door to lounge.

LOUNGE

12'2" x 14'0" (3.71m x 4.27m)

UPVC double glazed window to front, coved ceiling, radiator, feature marble effect fireplace with gas coal flame effect fire inset, sliding door to inner hall.

INNER HALL

Coved ceiling, built in airing cupboard housing radiator and shelving, tiled effect laminate flooring doors leading to kitchen and shower room.

SHOWER ROOM

Opaque UPVC double glazed window to rear, coved ceiling, vanity unit with wash hand basin inset, close coupled W.C, over sized shower enclosure with glass sliding doors, housing a mains controlled shower system with drench head, tiled walls, tiled effect laminate floor, chrome heated towel radiator.

KITCHEN/DINER

9'6" x 10'8" (2.90m x 3.25m)

UPVC double glazed window to rear, range of high gloss wall and base units, laminate work top, tiled splash backs, 1 1/2 stainless steel sink bowl unit, space for cooker (gas cooker point), stainless steel extractor fan hood, integrated slimline dishwasher, space for fridge freezer, large under stair storage cupboard housing gas and electric meters and a Vaillant combination boiler, tiled effect laminate flooring, UPVC double glazed door leading out to conservatory.

CONSERVATORY

14'4" x 8'10" (4.37m x 2.69m)

UPVC double glazed window to rear and side, double polycarbonate roof, tiled floor, radiator, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch with pull down ladder (loft partly boarded with light), coved ceiling, dado rail, doors leading to bedrooms.

BEDROOM ONE

13'0" x 12'2" (3.96m x 3.71m)

UPVC double glazed window to front, coved ceiling, radiator, built in wardrobe with mirror fronted sliding wardrobes, built in cupboard with shelving.

BEDROOM TWO

7'7" x 12'8" (2.31m x 3.86m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

7'7" x 9'6" (2.31m x 2.90m)

UPVC double glazed window to rear, radiator.

OUTSIDE:

REAR GARDEN

A good size low maintenance south-west facing garden laid mainly to artificial lawn, brick paved patio to back of garden, well stocked plant/shrub borders, water tap, side gated access, door to workshop, enclosed by boundary fencing.

WORKSHOP

14'9" x 9'0" (4.50m x 2.74m)

Detached brick built workshop/outbuilding with pitch tiled roof, located to back of garden, power and light,

UPVC double glazed window to front, UPVC double glazed door access.

FRONT GARDEN

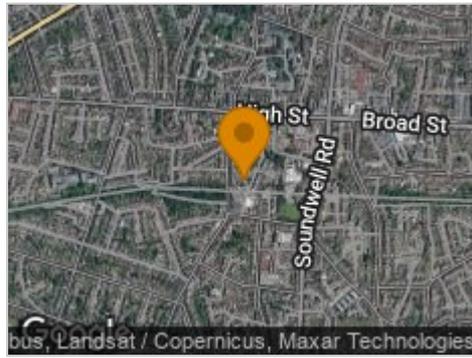
Laid to artificial lawn with brick paved pathway to entrance, enclosed by boundary brick wall and fence.



Road Map



Hybrid Map



Terrain Map



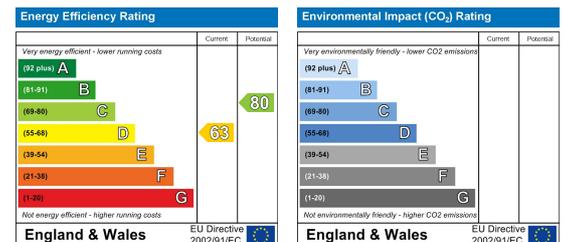
Floor Plan



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.