



Sturminster Road, Bristol

, BS14 8ER

£275,000



2



1



2



D

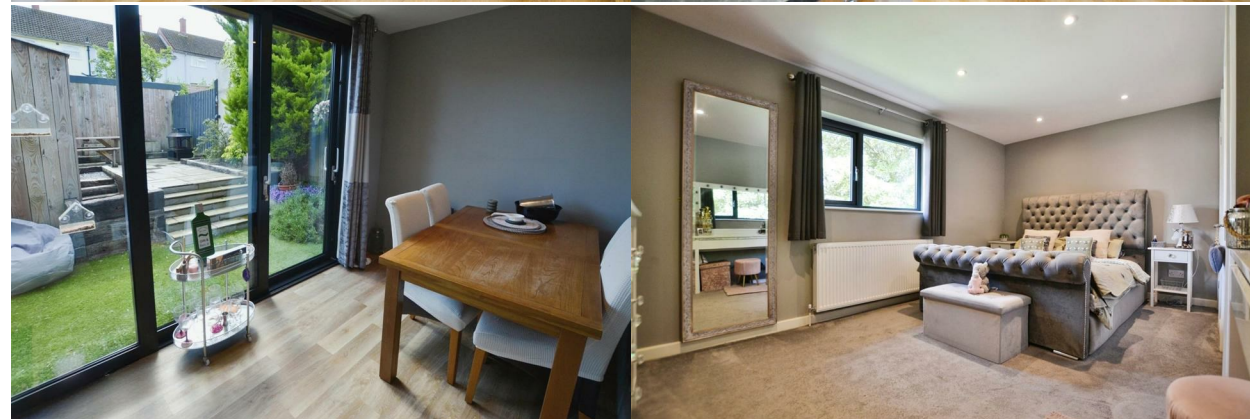
HUNTERS[®]

HERE TO GET *you* THERE

Sturminster Road, Bristol

DESCRIPTION

This end of terrace property, currently listed for sale, is in good condition and boasts a number of attractive features. The property comprises of two spacious double bedrooms, both offering ample space and the first with additional storage cupboards. There is a family bathroom and a light and airy lounge situated to the front of the property. The kitchen, with access to a conservatory, is also included. The property benefits from a large corner plot, a garage and parking for two cars, as well as an enclosed rear garden. Located with convenient access to public transport links, nearby schools, and local amenities, this property is ideal for families or couples.



ROOMS

ENTRANCE PORCH

uPVC double glazed surrounds, uPVC double glazed sliding doors into porch, vinyl flooring.

ENTRANCE HALLWAY

uPVC double glazed entrance door into hallway, cupboard housing meters, radiator, stairs rising to first floor.

LOUNGE

uPVC double glazed bay window to front elevation, uPVC double glazed window to side elevation, t.v point, Karndean flooring, ceiling spot lights.

KITCHEN

uPVC double glazed window to rear elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, built in electric oven, gas hob with extractor hood over, integral dishwasher, plumbing for automatic washing machine, understairs storage cupboard, large larder cupboard, radiator, Karndean flooring.

WOODEN TIMER CONSERVATORY

Wooden timer construction, ceiling sport lights, aluminium sliding doors, Karndean flooring, ceiling spot lights.

FIRST FLOOR LANDING

Loft access, doors to..

BEDROOM ONE

uPVC double glazed window to front elevation, two storage cupboards one housing gas combination boiler, radiator.

BEDROOM TWO

uPVC double glazed window to rear elevation, ceiling spot lights, radiator.

BATHROOM

uPVC double glazed window to rear elevation, panelled bath with mixer shower over, low level w.c,

pedestal wash hand basin, fully tiled walls and flooring, heated towel rail.

OUTSDIE

FRONT AND SIDE GARDEN

Boundary enclosed by hedging, gate with path to front door, mainly laid to lawn.

REAR GARDEN

GARAGE AND OFF STRRET PARKING

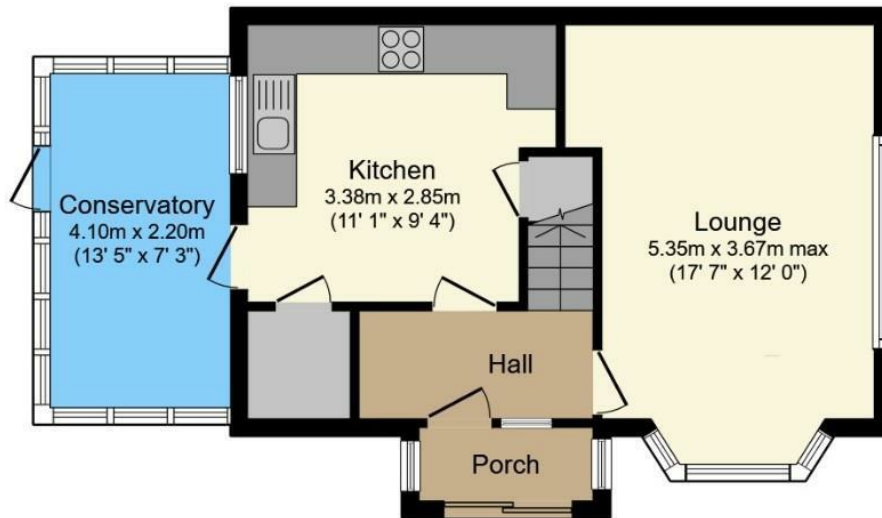
Up and over door, off street parking for two vehicles.

Material Information - Whitchutch

Tenure Type; Freehold

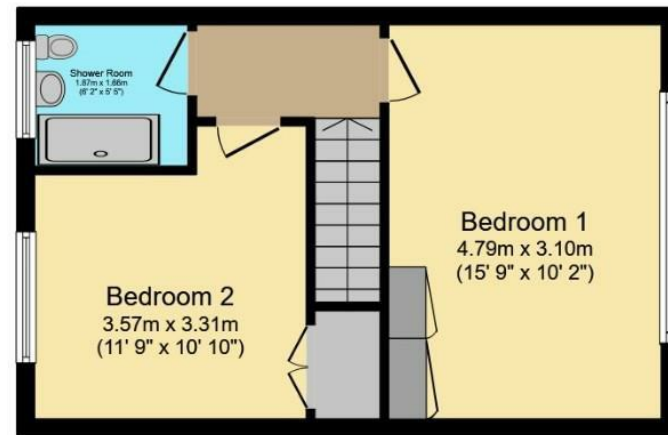
Council Tax Banding; B





Ground Floor

Floor area 49.5 m² (533 sq.ft.)



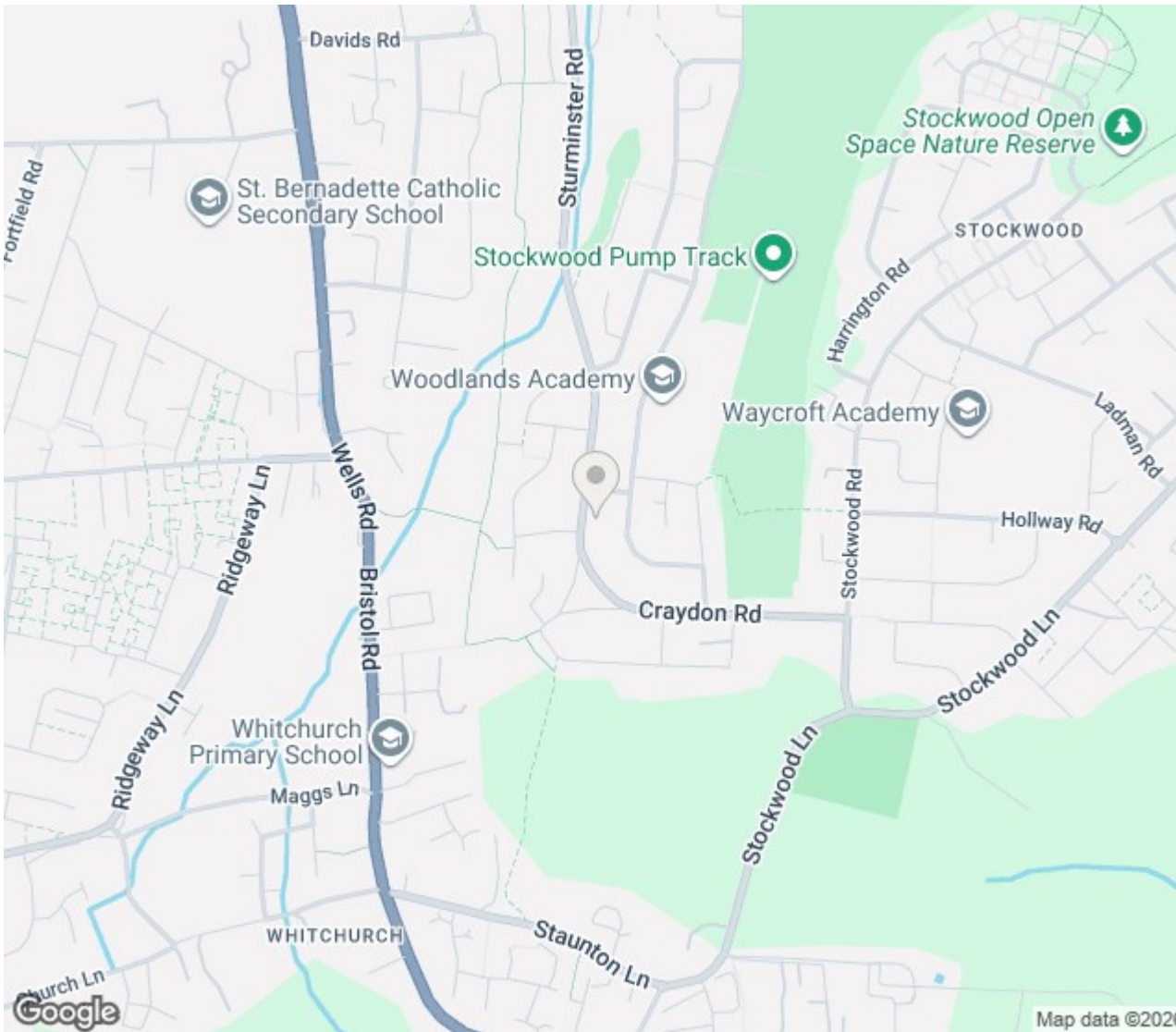
First Floor

Floor area 36.6 m² (394 sq.ft.)

TOTAL: 86.1 m² (927 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com





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.