

HUNTERS[®]

HERE TO GET *you* THERE



Lower Station Road

Staple Hill, Bristol, BS16 4LT

Offers In The Region Of £295,000



Nestled in a charming backwater position on Lower Station Road, Staple Hill, Bristol, this unique and highly distinctive detached house is a true gem. With its stunning natural stone elevations, this property stands out among the character homes that surround it. Built in 2007, the house boasts a modern interior that is perfect for professionals and first-time buyers alike.

Inside, you will find two well-proportioned bedrooms and a bathroom and downstairs cloakroom, providing ample space for comfortable living. The single reception room is inviting and offers a warm atmosphere for relaxation or entertaining guests. The modern features throughout the home ensure that it meets the needs of contemporary living while maintaining a sense of individuality.

Externally, the property benefits from an enclosed courtyard garden, ideal for enjoying the outdoors in privacy. Additionally, there is off-street parking for one vehicle, a valuable asset in this desirable area.

The location is particularly appealing, as it is equidistant from the bustling high streets of both Fishponds and Staple Hill, where you can find a variety of shops and services. For those who enjoy cycling or walking, the Bristol/Bath cycle path is almost at your doorstep, offering a scenic route for leisure or commuting.

This property is a rare find and is highly recommended for viewing by Hunters Exclusive. Don't miss the opportunity to make this charming house your new home.



Ground Floor
Natural timber entrance door with decorative stained and leaded glazed details into...

Hall
Natural wood stripped floor, staircase to first floor, radiators, electric meters.

Living Room 15'4" x 8'9" (4.68m x 2.69m)
UPVC double glazed window to front, radiator, cupboard beneath stairs.

Kitchen/Breakfast Room 12'4" x 8'5" (3.77m x 2.57m)
Fitted with a range of cream coloured wall, floor and drawer storage cupboards to incorporate a built under AEG oven, inset gas hob and concealed extractor fan above, rolled edged working surfaces, inset sink unit with mixer taps over, dual aspect UPVC double glazed windows to rear and side, space for upright fridge/freezer, tiled floor, modern wall mounted Worcester gas fired boiler for domestic hot water and central heating, radiator, space for washing machine, splashback tiling, UPVC double glazed door to rear garden.

Cloak Room 4'0" 3'2" (1.24m 0.98m)
White wash hand basin and WC, tiled floor, extractor fan, radiator.

First Floor Landing
Access to an insulated roof space, radiator.

Bedroom 1 12'4" x 8'3" (3.77m x 2.54m)
Radiator, UPVC double glazed window to rear.

Bedroom 2 12'4" x 7'6" (3.76m x 2.29m)
Maximum overall to include a built in double cupboard, radiator, Two UPVC double glazed windows to rear.

Bathroom
White suite of panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, ceiling extractor and concealed ceiling spotlights, radiator, tiled floor.

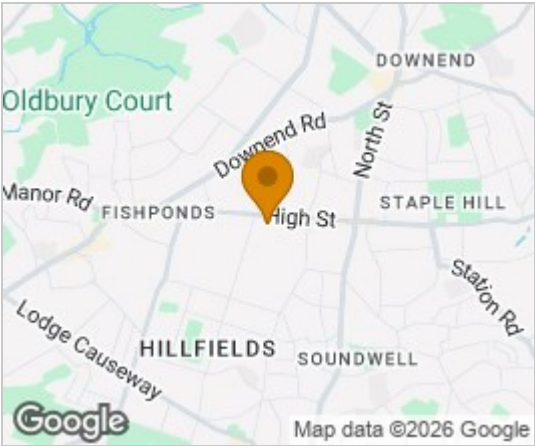
Exterior

Courtyard Garden
The property benefits from a modest courtyard garden paved for ease of maintenance standing within both natural stone and timber fenced boundaries.

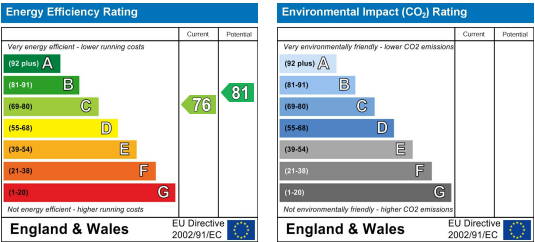
Off Street Parking Space
Directly alongside the cottage is a decorative gravelled hardstanding suitable for the parking of 1 vehicle off street.

AML (Anti money laundering)
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Area Map



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.