HUNTERS®

HERE TO GET *you* THERE

Five Acre Drive

Stapleton, Bristol, BS16 1JA

Offers In The Region Of £239,950

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Hunters Estate Agents - Fishponds office are delighted to offer this unique and rewarding 1 bedroom house, ideal for professionals and first time buyers alike. This spacious and well proportioned home offers comfortable accommodation with UPvc double glazing throughout. Maintained to a good standard by the present owner this home benefits from generous garden space arranged to the front and side of the property. In addition there is an of street parking space suitable for 1 vehicle. Hunters Exclusive - recommended viewing. This property benefits from a lovely outlook towards Begbrook Park and nearby walks along the Frome valley and Snuff Mills. Hunters Exclusive - Recommended viewing.

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The well presented accommodation which benefits from many UPVC double glazed windows comprise (all measurements are approximate)

GROUND FLOOR
Georgian style UPVC entrance door into..

HALL
Staircase to first floor, electric fuses.

KITCHEN 7'2" x 5'10" (2.18 x 1.78)
Fitted with a modern contemporary range of white wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a built in bosh oven and inset induction glass topped hob with extractor fan above, circular stainless steel inset sink with mixer taps over, splash back tiling, UPVC double glazed window to front, space for washing machine.

LOUNGE 12'2" x 12'0" (3.70 x 3.65)
Built in cupboard, feature fireplace with a coal effect electric fire, laminate wood grain effect floor, UPVC double glazed window to front with a lovely outlook onto the front garden and Begbrook park beyond, Dimplex quantum electric night storage heater.

FIRST FLOOR

SPACIOUS LANDING
Access to roof space.

BEDROOM ONE 13'0" x 9'11" (3.96 x 3.03)
Maximum overall to exclude a recess having built in double mirror fronted wardrobe, cupboard containing a modern Ariston hot water cylinder for hot water generation, feature laminate wood grain effect floor, UPVC double glazed window with a lovely elevated outlook onto open green space, Creda electric night storage heater.

SHOWER ROOM 6'2" x 5'9" (1.88 x 1.76)
Luxuriously recently appointed with a white suite of vanity wash basin with cupboard storage beneath and low level WC. Walk-in enclosure with a built-in overhead shower. UPVC double glazed and frosted window to side, fully tiled walls, Feature laminate wood grain effect floor.

EXTERIOR

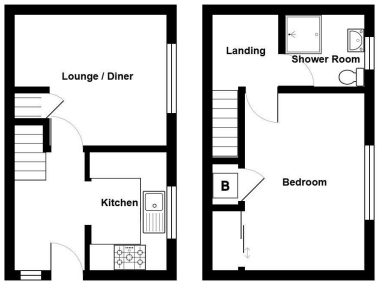
OFF STREET PARKING SPACE/HARDSTANDING
Directly in front of the property os a concrete laid hard standing suitable for the parking of one vehicle off street.

GARDEN
A particular feature of the sale is the garden space offered on two sides of the property to the front and side. The front garden stands within brick built boundary offering a level well tended lawn with a well established border to one side. A shared side pathway leads to the addition section of garden via stepping stones and a pedestrian gate opening onto a generous area of side garden with decorative gravelled surfaces, green house, paved patio and level well tended lawn all with timber fenced boundaries. There is a colourful border and several fruit trees.

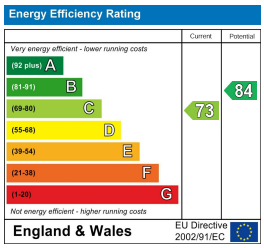
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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’’

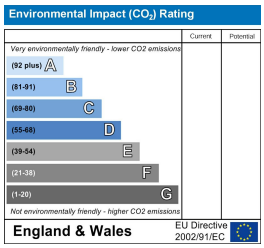
Area Map

Floor Plans



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.

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