

HUNTERS®

HERE TO GET *you* THERE



128 Park Road

Stapleton, Bristol, BS16 1DT

£300,000



Hunters are pleased to offer for sale this 2 bedroom mid terrace cottage located in the desirable Stapleton Village which has a rural feel yet is within good proximity for access into Bristol centre and the M32. Internally this property requires refurbishment works and would ideally suit DIY enthusiasts. The property is also within walking distance to Snuff Mills offering scenic river walks. The property benefits from being offered with vacant possession with accommodating briefly comprises to the ground floor, 2 reception rooms, kitchen and bathroom, along with 2 double bedrooms to the first floor. Further benefits include a modest rear garden.



Entrance
Via double glazed door to inner porch.

Lounge 13'2" x 11'5" (4.03m x 3.50m)
Double glazed sash windows to front, wall mounted night storage heater, opening to ...

Dining Room 12'10" x 7'11" (3.92m x 2.43m)
Double glazed window to rear, wall mounted night storage heater.

Kitchen 6'9" x 6'6" (2.08m x 1.99m)
Double glazed window to side, some base and wall fitted units, some working surface incorporating a single bowl sink.

Bathroom
Wall mounted hot water heater, pedestal wash hand basin, low level w.c. paneled bath.

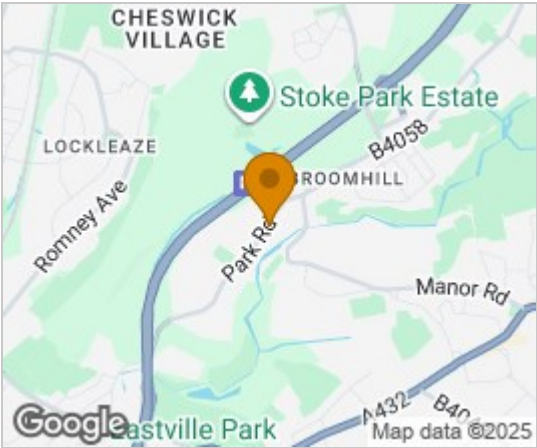
First Floor Landing

Bedroom 1 12'6" x 11'7" (3.82m x 3.54m)
Double glazed window to front.

Bedroom 2 10'7" x 8'4" (3.23m x 2.56m)
Double glazed window to rear.

Exterior
To the rear has a modest enclosed garden with various mature planting.

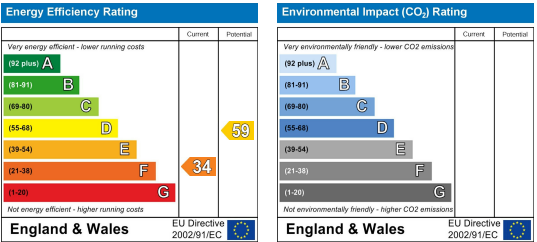
Area Map



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.