

HUNTERS®

HERE TO GET *you* THERE



14 Blenman Close

Stapleton, Bristol, BS16 1JH

Offers In The Region Of £235,000



Hunters Estate Agents - Fishponds office are delighted to offer this superior and rarely available 1 bedroom modern corner home with tremendous rear garden and timber workshop/shed. This ideal home for first time buyers, professionals and DIY enthusiasts offers spacious recently refurbished and modernised accommodation. This ideal 'starter home' features a host of features and benefits to include modern luxury Shower room, Upvc double glazing throughout, modern Electric heating and re-wiring, alongside a superb open plan arranged Living space into a stunning Kitchen . Offered with vacant possession homes within this location seldom become available. This property is well located for those requiring access to MOD Abbey wood and neighbouring business park. The Metrobus connection in nearby Frenchay, facilitates good access to Bristol City centre. Also likely to suit those seeking a property suitable for a Student son or daughter attending the University of the West of England. Located within a small cul sac this home offers almost direct access onto open 'green space' leading to lovely walks through Snuff Mills and along the Frome valley. Hunters Exclusive - recommended viewing.



Entrance
UPVC double glazed entrance door into ...

Hall
Electric fuse box, staircase to first floor, feature laminate wood grain effect floor, radiator.

Lounge/Dining Room/Kitchen
Open Plan.

Lounge/Dining Area 12'1" x 11'10" (3.70m x 3.62m)
Feature laminate wood grain effect floor, UPVC double glazed French doors onto the enclosed rear garden, pleasant outlook onto same, radiator, concealed ceiling spot lights, wide opening into ...

Kitchen 7'4" x 5'10" (2.25m x 1.78m)
Comprehensively styled with range of Dove grey finished wall, floor and drawer storage cupboards with an integrated oven, glass topped hob and extractor above, space for washing machine, attractive splash back tiling and slate effect working surfaces. Fitted breakfast, feature laminate wood grain effect floor, concealed ceiling spot lights, integrated fridge/freezer, UPVC double glazed window to rear overlooking the rear garden.

First Floor Spacious Landing/Study Area
Access to roof space, feature laminate wood grain effect floor, radiator.

Bedroom 1 12'11" x 8'8" (3.95m x 2.65m)
Feature laminate wood grain effect floor, built in double wardrobe, cupboard containing wall mounted electric combi heating boiler for domestic hot water and heating, UPVC double glazed window with pleasant outlook onto the rear garden, radiator.

Shower Room (former bathroom) 6'2" x 5'9" (1.89m x 1.76m)
A white suite of wash basin and low level w.c. independent cubicle with a built in thermostatically controlled shower, heated towel rail, splash back tiling and panels, concealed ceiling spot lighting, ceiling extractor.

Exterior

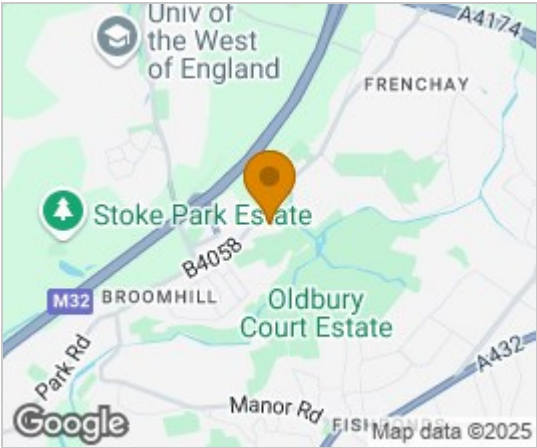
Off Street Parking
It is understood by the present owners that the property benefits from a double length parking space (with 1 space currently occupied by a timber shed).

Garden
The garden is arranged directly to the rear of the property and extends approximately 30 feet in length providing an initial paved patio extending onto a good sized decoratively chipped level surface with a large timber framed workshop/shed/hobby space. A pedestrian gate opens to the front of the property.

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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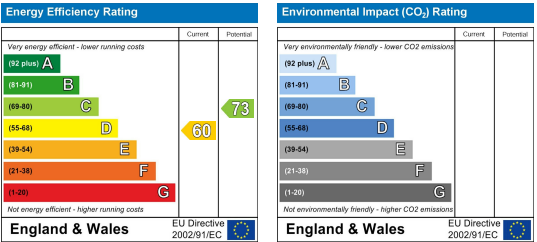
Area Map



Floor Plans



Energy Efficiency Graph



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