







3 Wickham Hill, Stapleton, Bristol BS16 1DG

Offers In The Region Of £265,000

HUNTERS®
HERE TO GET *you* THERE

- Charming period stone cottage
- Delightful walled front garden
- Close to river walks and Snuff Mills
- Modern kitchen with gas hob
- Located in desirable Wickham Hill
- 1 bedroom, 1 bathroom
- Outstanding valley and hill views
- Potential to rent rear allotment
- Cosy lounge with garden view
- Call for open house viewing

Nestled in the picturesque Wickham Hill area of Bristol, this delightful one-bedroom period stone cottage presents a unique opportunity for professionals and first-time buyers alike. With its charming character and potential for cosmetic enhancement, this property is sure to capture your heart.

Upon entering, you are welcomed by a multi-paned door leading into an inviting entrance porch with a quarry tiled floor. The hallway features a stylish laminate wood grain effect floor and provides access to the spacious lounge, which boasts a lovely view of the front garden through a UPVC double-glazed window. The lounge is designed for comfort, featuring built-in alcove shelves and a corner cupboard, making it a perfect space for relaxation.

The kitchen is well-equipped with timber effect storage cupboards, a built-in brushed steel oven, and an inset gas hob. It offers stunning views of the neighbouring allotments and the hillside beyond, creating a delightful backdrop for your culinary adventures. A convenient utility area with a W.C. completes the ground floor.

Ascend the staircase to discover a generously sized bedroom, complete with a built-in wardrobe and a window overlooking the front garden. The bathroom features a modern white suite, including a panelled bath with a thermostatically controlled shower, ensuring a refreshing retreat.

The exterior of the cottage is equally charming, with a delightful walled front garden adorned with flowering plants and shrubs, perfect for enjoying the outdoors. While there is no rear garden, the opportunity to rent an allotment space nearby adds to the appeal for those with a green thumb.

With its stunning views across the allotments and the River Frome valley, this cottage is a rare find in a desirable setting. Hunters Estate Agents invite you to experience this exceptional property at our upcoming open house event. Don’t miss your chance to make this charming cottage your new home.


2016
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Approximate total area(1)

49.3 m²

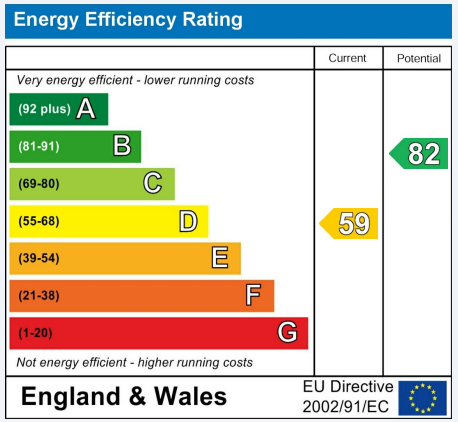
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman