

HUNTERS[®]

HERE TO GET *you* THERE



20 The Chippings

Stapleton, Bristol, BS16 1DX

£344,950



Hunters, Fishponds are delighted to offer for sale this beautifully maintained 3 bedroom property located on the lovely popular Duchess Way estate that acquires excellent access into Bristol and the M32. You are also within walking distance to Snuff Mills that offers scenic walks along the river Frome. This spacious and very well presented home would suit a variety of buyers and is offered with no onward chain with internal accommodation briefly comprising, an open plan lounge into dining room, a conservatory with lovely views onto the garden and a modern fitted kitchen. To the first floor there are 3 good size bedrooms and a contemporary fitted shower room. Further benefits include a rear garden and garage having rear access. An internal viewng is highly recommended to fully appreciate this fine home.



Entrance
Via opaque double glazed door with double glaze window to side into ...

Porch
Built in storage cupboard housing gas combination boiler serving central heating and hot water, paneled door into open plan lounge into dining room.

Lounge Area 15'11" x 14'11" (4.86m x 4.55m)
Double glazed window to front with pleasant outlook and views onto open green space, stairs to first floor, fitted radiator, coal effect fitted fireplace with wood mantle surround, opening into dining room area.

Dining Area 10'11" x 8'0" (3.33m x 2.44m)
Space and area for table and chairs, fitted radiator, double glazed sliding doors to rear leading to conservatory.

Kitchen 9'9" x 7'6" (2.99m x 2.29m)
Double glazed window to rear, modern cream fitted base and wall units with roll topped working surfaces and tiled splash backs incorporating a single bowl sink, gas point for cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, tiled flooring.

Conservatory 15'0"x 7'1" (4.58mx 2.16m)
Double glazed window to rear, French doors onto garden with pleasant outlook onto rear garden, tiled flooring.

First Floor Landing
Access to loft space, built in storage cupboard.

Bedroom 1 12'8" x 9'1" (3.88m x 2.77m)
Double glazed window to front with pleasant outlook and views onto open green space, fitted radiator, built in double wardrobe.

Bedroom 2 10'11" x 9'1" (3.34m x 2.79m)
Double glazed window to rear, fitted radiator, fitted wardrobes offering hanging and shelving.

Bedroom 3 8'9" x 6'8" (2.69m x 2.04m)
Double glazed window to front with pleasant outlook and views, mirror fitted wardrobe.

Shower Room
Opaque double glazed window to rear, contemporary fitted with corner shower tray with overhead shower which runs off of the mains system, low level w.c. sink into drawer unit, decoratively tiled throughout, fitted radiator.

Exterior
To the rear has low maintenance landscaped garden with lap wood fenced borders and curved bedding to one side with attractive planting. There is also various other raised borders laid to chippings with attractive planting. To the rear of the garden there is pedestrian access gate onto vehicle rear access lane. To the front offers a lawn section with concrete pathway leading to the front door.

Garage
Has up and over door onto vehicular rear access lane.

Leasehold
This property is leasehold with a remainder of a 999 year lease. Ground rent £12 per annum.

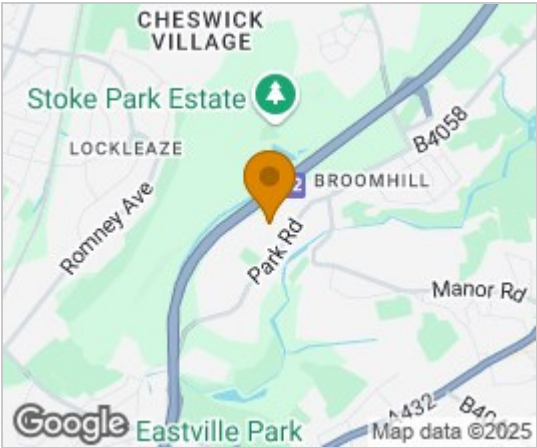
Anti Money Laundering
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks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

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

