







15 Lower Station Road, Staple Hill, Bristol, BS16 4LT

Offers In The Region Of £315,000

HUNTERS®
HERE TO GET *you* THERE

- Semi detached 3-Bedroom home
- Direct Bath/Bristol cycle path access and walking distance to shops
- Easy motorway access
- Front and rear gardens
- Gas central heating and Double Glazing throughout
- Quiet no-through road
- A popular and friendly sought after cul de sac community with limited traffic
- Impressive through lounge/dining room
- GARAGE and access to hardstanding in front garden/potential off street parking
- Newly decorated throughout - no upward chain

Nestled in the tranquil setting of Lower Station Road, Staple Hill, Bristol, this well-presented three-bedroom Semi detached house offers a delightful blend of comfort and convenience. Built between 1960 and 1969, the property is situated on a peaceful no-through road, providing a serene environment while still being within easy reach of local shops and amenities in Staple Hill, Fishponds, and Downend. The Bristol-Bath cycle path is just a stone's throw away, making it ideal for cycling enthusiasts, and the M32/M4 motorways along with the Bristol Ring Road are easily accessible for those commuting.

Upon entering the property, you are greeted by a welcoming entrance hallway that features ample storage. The spacious lounge/dining room is perfect for both relaxation and entertaining, while the kitchen provides convenient access to the rear garden, ideal for outdoor gatherings.

On the first floor, you will find three well-proportioned bedrooms, complemented by a family bathroom. The property also boasts gardens to both the front and rear, along with a generously sized garage. The front garden presents an excellent opportunity for conversion into off-street parking, as it already has driveway gates and a dropped kerb in place. Separate GARAGE in nearby block.

Additional benefits include gas central heating and double-glazed windows, ensuring comfort throughout the year. Notably, this property is offered with no onward chain, making it an attractive option for a variety of buyers, whether you are a first-time buyer, looking to invest, or seeking to upsize or downsize.

With a competitive price aimed at facilitating an early sale, we encourage you to arrange a viewing promptly to fully appreciate the potential this charming home has to offer.





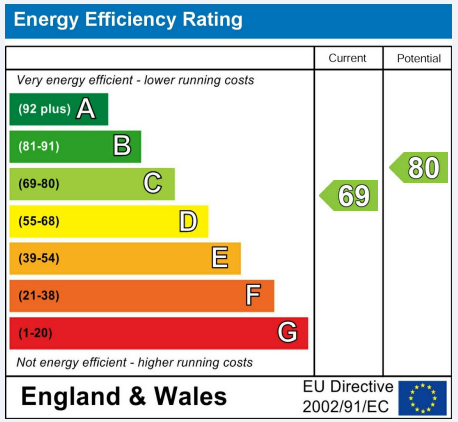






ENERGY PERFORMANCE CERTIFICATE

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 will be charged for each individual AML check conducted.

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