

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 12 Paxton

Stapleton, Bristol, BS16 1WF

Guide Price £360,000



Hunters are delighted to offer this newly refurbished and decorated modern semi detached property located in the highly popular Stoke Park development, within walking distance to the UWE Frenchay campus, This property has been the subject of thorough refurbishment to include a newly fitted kitchen with integrated oven and a new Gas heating boiler. This spacious 3 bedroom home should buy to let investors, professionals, first time buyers and young families. This impressive home also benefits from a luxury bathroom, newly fitted carpets throughout, cloakroom and en-suite to the Master bedroom. This property is offered with vacant possession. Externally this home provides an enclosed rear garden together with a covered carport for 2 cars parking. Hunters Exclusive - recommended viewing.



## ENTRANCE

Paneled door to..

## INNER HALLWAY

Radiator, double glazed window to side.

## CLOAKROOM

Low level WC, sink into vanity unit with storage below, radiator, window to front.

## LOUNGE 14'1" x 13'9" (4.30 x 4.20)

Wood framed double glazed window to front, radiator, understairs built in storage.

## KITCHEN/DINING ROOM 14'1" x 8'11" (4.28 x 2.72)

Double glazed French doors to rear leading to garden, space and area for table and chairs, radiator.

## KITCHEN AREA

Newly fitted with gloss base and wall units with working surfaces to include, a 1 1/4 bowl sink, a fitted gas hob with oven below and extractor over. Newly installed Vaillant combination gas fired boiler for domestic hot water and central heating, plumbing for washing machine and space for fridge freezer.

## FIRST FLOOR LANDING

Access to loft space, wood framed double glazed window to rear, working space for computer desk.

## BEDROOM ONE 11'5" x 11'3" (3.48 x 3.43)

Wood framed Double glazed window to front, radiator.

## ENSUITE SHOWER ROOM

Window to front, sink into unit with storage cupboard below, low level wc, corner cubicle with overhead shower off mains system, fitted radiator.

## BEDROOM TWO 12'0" x 8'7" (3.66 x 2.63)

DG windows to front, access to loft space, fitted radiator.

## BEDROOM THREE 9'11" x 7'8" (3.04 x 2.35)

Window to rear, fitted radiator

## BATHROOM

Opaque window to rear, luxury appointed bathroom with panelled bath with overhead shower off mains system, sink into storage unit with cupboard below, chrome effect heated towel rail and fitted radiator.

## EXTERIOR

### TO THE REAR

enclosed garden with various mature planting having access onto pedestrian rear lane leading to parking area.

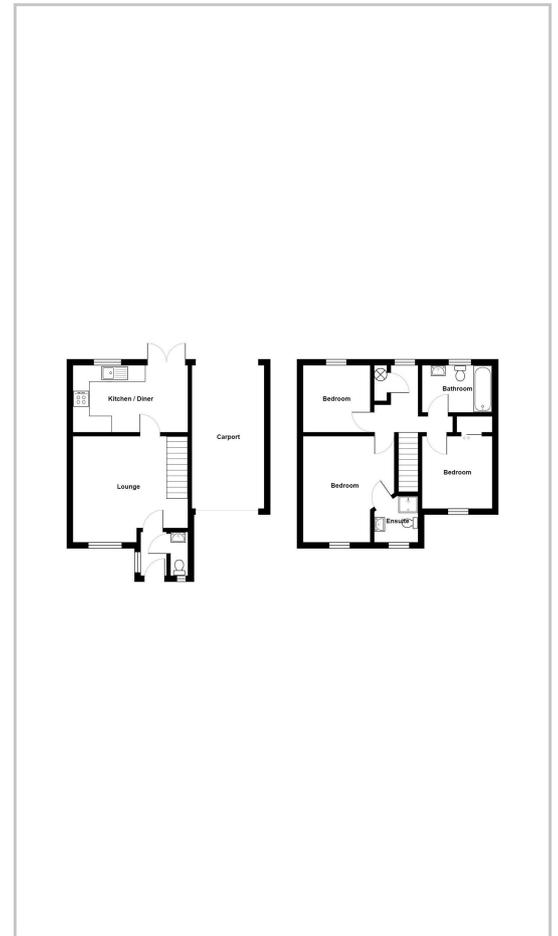
### TO THE FRONT

Modest garden with tandem off street parking, driveway located next to the property.

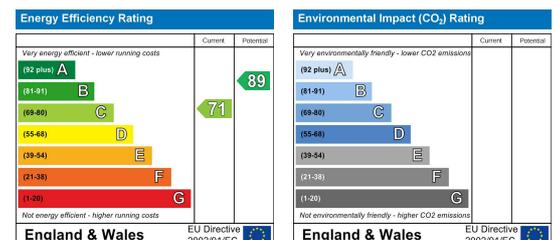
## Area Map



## 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.

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