





Lower Station Road,  
Bristol,  
BS16 4LT

£514,450



Hunters are delighted to offer for sale this stunning 3 bedroom detached cottage set within a lovely backwater position that offers great access to the Bristol to Bath cycle track along with both Fishponds and Staple Hill high street offering a wide range of shops. This lovely well spaced home boasts character and style suited to a wide range of buyers. Internally to the ground floor you will find, a front lounge with wood burner, a fabulous kitchen/diner, a downstairs cloakroom and a 2nd reception room extension. To the first floor there is a landing suitable as a study area, 3 good size bedrooms and a 4 piece modern bathroom. Further benefits include, Upvc dg windows, gas central heating, a generous detached garage, a superb landscaped rear garden with pedestrian side access and modest attractive front gardens. We would strongly recommend viewing this lovely property to fully appreciate what it has to offer.





## ENTRANCE

Glazed paneled door to..

## PORCH

Tiled floor, double glazed window to side, glazed paneled door to..

## LOUNGE 17'3"x 12'4" (overall)

UPVC double glazed window to front, UPVC double glazed door to rear leading to garden, 2 radiators, wood burner into chimney breast opening with wood mantle above, partly laid to wood laminate flooring, stairs to first floor.

## KITCHEN DINER 13'8" x 12'9"

2 UPVC double glazed windows to front, ceramic tiled flooring. Kitchen comprising of a wide range of base and wall fitted cabinets with beach block effect wood working surfaces incorporating a Butler style sink with mixer tap over, fitted gas hob with oven below, plumbing for automatic washing machine, tiled splash backs, space for fridge/freezer, radiator, space and area for table and chairs.

## CLOAK ROOM

Modern low level WC, ceramic tiled floor, double glazed window to rear, wall mounted wash hand basin, built in storage cupboard.

## SECOND SITTING ROOM/EXTENSION 11'2" x 9'3"

UPVC double glazed window to rear and side with pleasant outlook onto rear garden, ceramic tiled flooring, door leading to garden, underfloor heating.

## FIRST FLOOR LANDING

Section that can be utilised as a study area, UPVC double glazed window to front, access to loft space, radiator.

## BEDROOM 2 12'6" x 10'1"

UPVC double glazed window to front, radiator, fitted wardrobes either side of bed.

## BEDROOM 1 13'0" x 11'2"

UPVC double glazed window to front and UPVC double glazed window to rear, natural stripped wood flooring, 2 built in wardrobes, radiator.

## BEDROOM 3 9'4" x 7'2"

Double glazed window to front, radiator.

## BATHROOM

UPVC Double glazed window to front, 4 piece suite comprising of corner bath with Victorian style shower and mixer tap, pedestal wash hand basin, low level WC, separate cubical with overhead shower off main system, radiator, access to loft space.

## EXTERIOR TO THE FRONT

Various gravelled sections with raised bedded borders with planting and pedestrian access via wooden gate leading to the rear.

## EXTERIOR TO THE REAR

Beautifully landscaped garden with paved patio adjoining the property with section laid to lawn having timber shed located to the rear of the garden with lapwood fence border, outside tap. There is pedestrian access leading to the front.




## DETACHED GARAGE 18'4" x 13'0"

Skylight window, storage into roof space.

Tenure: Freehold  
Council Tax Band: D



- A fantastic highly attractive detached cottage
- 3 good size bedrooms
- Boasts character and style with spacious rooms
- Beautifully decorated and well maintained
- Generous lounge with wood burner
- Superb kitchen/diner
- 2nd sitting room extension
- Large detached garage
- Lovely enclosed landscaped rear garden
- 4 piece bathroom and downstairs cloakroom

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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.