

HUNTERS®

HERE TO GET *you* THERE



27 Dryleaze

Stapleton, BS16 1HL

Offers In Excess Of £350,000



Hunters are delighted to offer for sale this spacious 2/3 double bedroom semi-detached property located within a highly popular position on the Stapleton/Frenchay border. This fabulous home has lots of potential for extending subject to the necessary planning and building regulations. Suited to many buyers the internal accommodation briefly comprises to the ground floor, a generous lounge, a separate dining room, a potential 3rd bedroom/office/stud, a downstairs cloakroom and kitchen. To the first floor there are 2 double bedrooms and spacious bathroom. Further benefits include gas central heating, double glazed windows, a single attached garage and a large mainly lawned rear garden. Viewing highly recommended.



ENTRANCE

UPVC double glazed paneled door to..

LOBBY

Stairs to first floor, radiator.

LOUNGE 13'1" x 11'10" (4.01m x 3.61m)

Double glazed bay window to front, radiator, wood grain effect fitted laminate floor.

DINING ROOM 11'11" x 10'0" (3.64m x 3.05m)

Double glazed bay window to front, radiator, wood grain effect laminate floor, space and area for table chairs.

STUDY/OFFICE/THIRD BEDROOM 9'0" x 6'0" (2.75m x 1.84m)

Wood grain effect laminate flooring, radiator, window to side.

KITCHEN 9'4" x 7'10" (2.87m x 2.40m)

Window to rear, radiator, base and wall fitted units, plumbing for automatic washing machine, single bowl sink, plumbing for automatic machine machine, single bowl sink, working surface, space for fridge freezer, space for cooker.

CLOAK ROOM

Comprising of low level WC, wall mounted wash hand basin and tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM ONE 13'1" x 12'4" (4.00m x 3.76m)

Double glazed bay window to front, radiator, built in cupboard with Vaillant gas combination boiler serving hot water and gas central heating.

BEDROOM TWO 11'11" x 8'9" (3.64m x 2.69m)

Double glazed window to rear with pleasant outlook onto rear garden, radiator.

BATHROOM 9'1" x 7'3" (2.78m x 2.21m)

Opaque double glazed window to rear, radiator, modern curved paneled bath with Victorian style mixer tap, pedestal wash hand basin, low level WC.

EXTERIOR TO THE FRONT

Hard standing offering off street parking with section laid to chippings to side and hedge borders.

TO THE REAR

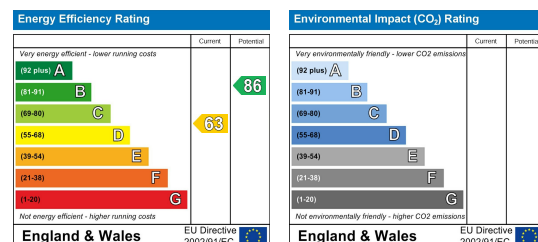
Mainly laid to lawn with lapwood hedge borders, access to single garage with is attached.

SINGLE GARAGE 16'3" x 9'0" (4.97m x 2.76m)

Area Map



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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