

HUNTERS®

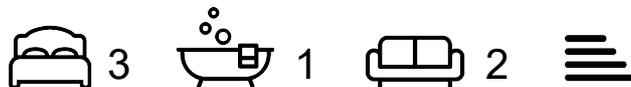
HERE TO GET *you* THERE



Averay Road

Stapleton, BS16 1BL

Offers In The Region Of £400,000



Hunters Estate Agents - Fishponds Office are delighted to offer this fine 1935 built family home with some original character, a lovely 'wildlife' garden and eye catching workshop. This well proportioned home ideally suited to professionals and families alike offers outstanding potential and space to grow. The existing owners have been responsible for a range of improvements and various upgrades together with a significant single storey side extension, to form a workshop. This space could be adapted to offer a range of alternative uses to include a home office, business use, craft/hobbies or form additional ground floor accommodation (subject to the necessary building and/or planning permissions). The property is well placed to access the River Frome leading onto Eastville Park. Glenfrome Primary and Fairfield High School Academy are within close proximity. Hunters Exclusive - No chain - recommended viewing.



ENTRANCE

Feature Georgian style entrance door into ...

HALLWAY

Staircase to first floor with useful cupboard beneath, radiator, feature laminate wood grain effect floor, window with outlook onto the work shop.

LOUNGE 14'11" x 12'4" (4.54 x 3.77)

Maximum overall into a UPVC double glazed bay window, dimension also maximum into alcoves, radiator, multi paned sliding doors into ...

SECOND SITTING/DINING ROOM 12'6" x 10'10" (3.81 x 3.31)

Aluminium framed sliding patio onto the rear garden, pleasant outlook onto same, radiator.

KITCHEN 11'9" x 7'11" (3.59 x 2.41)

Fitted with a range of high gloss cream finished wall, floor and drawer storage cupboards, stainless steel sink unit, space for washing machine, tumble dryer, freezer and cooker, splash back tiling, UPVC double glazed window with a lovely outlook onto the rear garden, recess suitable for a upright fridge, UPVC double glazed window and multi paned door with access and outlook onto the adjoining workshop.

WORK SHOP 18'5" x 10'1" (5.61 x 3.07)

Quarry tiled floor, UPVC double glazed window and half glazed door to front, concealed ceiling spot lights and ample power points, UPVC double glazed rear door onto rear garden. This space was created by the present owners approximately 10 years ago who are willing to offer an indemnity insurance policy via their solicitors to cover the absence of building and or planning permission. This space offers outstanding potential for a range of uses to include hobby space, additional living accommodation, home office or business use. (subject to the necessary planning and building approval's).

FIRST FLOOR LANDING

Access to roof space, window to side.

BEDROOM 1 14'3" x 11'1" (4.35 x 3.37)

Tiled fireplace, picture rail, dimension maximum overall into a UPVC double glazed bay window with an open outlook towards Eastville park, radiator.

BEDROOM 2 11'10" x 9'10" (3.61 x 3.00)

Radiator, dimension maximum to exclude two double built in wardrobes, radiator, UPVC double glazed window to rear with a lovely open outlook onto the rear garden, tiled fireplace surround.

BEDROOM 3 9'3" x 7'11" (2.83 x 2.42)

Maximum average overall, picture rail, radiator, UPVC double glazed window to front with an open elevated outlook towards Eastville Park.

BATHROOM 7'9" x 4'11" (2.37 x 1.50)

A white suite of panelled bath with a built in thermostatically controlled shower over and screen along side, vanity wash basin with twin cupboards beneath, tiled splash floor and splash backs, UPVC double glazed and frosted window to side, heated towel rail, cupboard containing a gas fired boiler for domestic hot water and central heating.

SEPARATE W.C.

Low level w.c. heated towel rail, laminate wood grain effect floor, UPVC double glazed and frosted window to side.

EXTERIOR

OFF STREET PARKING SPACE

Directly in front of the workshop is a hard standing space suitable for one vehicle.

GARDEN

The modest front garden offers a section of lawn with well established borders with mature planting. The significantly larger rear garden which is a particular feature of the sale offers an ideal environment to attract nature and wild life. There is an initial paved patio surface with four steps leading onto a higher section of level garden which has been allowed to developed naturally with many wild flowers and interesting plants and shrubs. There are fruit bushes along side an aluminium framed green house, tool shed ornamental pond and established evergreens.

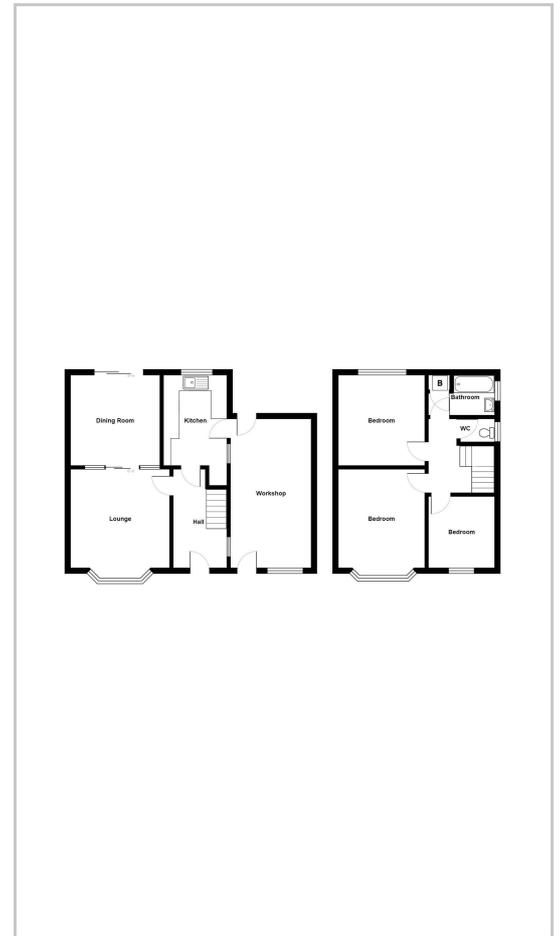
TENURE

Leasehold. Understood to be the remainder of a 999 year lease from the 25th March 1935. Subject to an annual peppercorn ground rent currently £4.20 per year.

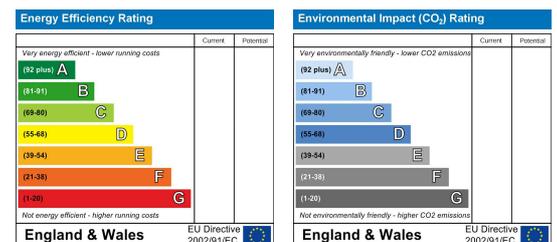
Area Map



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>