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HERE TO GET *you* THERE

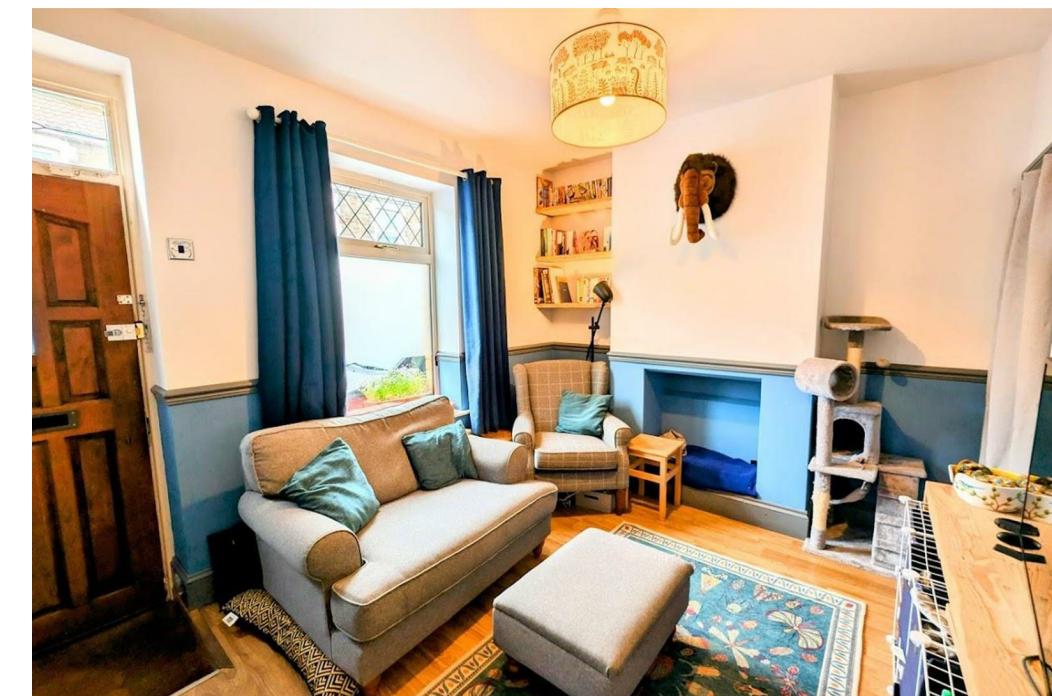
16 Lower Station Road, Bristol, BS16 3HS

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£325,000



Hunters Estate Agents - Fishponds office are delighted to offer this charming natural stone fronted period home the subject of stylish and tastefully improved accommodation with a lovely atmosphere, contemporary finish and many original period features. This superb 2 bedroom home has the added advantage of a converted and carpeted roof space, ideal for hobbies and other activity. On the ground floor there is a Lounge, separate Dining room, bespoke Kitchen and stunning Bathroom. This home occupies a perfect position for those looking to access Fishponds' High street many shops, services and numerous cafes and restaurants. This terrace is also moments away from a connection with the Bristol/Bath cycle path. Fishponds is becoming an increasingly sought after location. Both the convenience of those who require access to Bristol City centre and accessible open parkland through nearby Oldbury Court Estate. Hunters Exclusive - recommended viewing.



ENTRANCE

Paneled entrance door into...

LOUNGE 11'11" x 9'7"

Feature laminate wood grain effect floor, access to under stairs recess, former fireplace opening, fitted bookshelves, dado rail, radiator, twin natural wood cupboards containing electric fuse box and gas meters, archway opening leading to staircase and first floor.

DINING ROOM 11'11" x 10'7"

Former fireplace opening with solid timber beam over and decorative tiled hearth, feature laminate wood grain effect floor, dado rail, alcove book shelves, UPVC double glazed window and French door leading onto the rear garden, door into...

KITCHEN 9'10" x 6'11"

A stunning room with a bespoke 'Clayton' fitted kitchen with a range of 'Cobham Blue' paint finished wall, floor and drawer storage cabinets with antique style stainless steel handles and fittings finished with solid Quartz working surfaces, UPVC double glazed window to side, fitted extractor canopy over cooker, one and a half bowl stainless steel sink unit, pull out spice wall unit, feature tiled floor, space for electric oven, dishwasher and upright fridge/freezer, concealed ceiling spotlights, decorative splash back tiling, multi paned door into...

REAR LOBBY/UTILITY 7'6" x 2'8"

Fitted alcove shelves and double wall cupboard above with plumbing beneath for washing machine, feature tiled floor, UPVC double glazed and multi paned door onto the rear garden, concealed ceiling spotlight, door into...

LUXURY BATHROOM 6'11" x 6'3"

Beautifully appointed with a contemporary white suit of timber effect paneled bath with thermostatically controlled tropical shower over and glazed screen alongside, close coupled WC and wash basin with purpose built vanity cabinet, feature tiled floor, concealed ceiling spotlights, heated towel rail, feature splash back tiling.

FIRST FLOOR LANDING

Dado rail, natural wood stripped staircase leading to the converted roof space.

BEDROOM 1 11'11" x 10'10"

Built in wardrobe to include a wall mounted gas fired combination boiler for domestic hot water and central heating, radiator, UPVC double glazed window with outlook onto the rear garden.

BEDROOM 2 10'11" x 7'4"

Minimum overall with alcove and cupboard beneath stairs, UPVC double glazed window to front, feature laminate wood grain effect floor, radiator, alcove book shelves.

TOP FLOOR LANDING

Paneled internal door with Norfolk latches into...

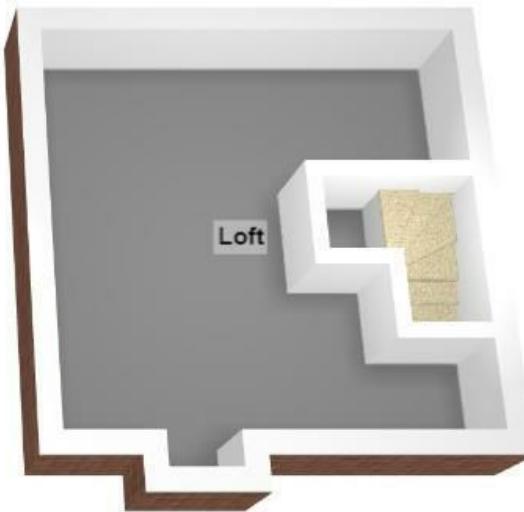
CONVERTED ROOF SPACE 12'0" x 13'8"

Maximum overall to include landing space, twin velux windows to front and rear, Velux windows to front and rear roof profile, access to under eaves storage, carpeted throughout, radiator, currently utilised as a study hobby space believed to have been converted in the 1990's, there is no evidence of building regulation certificate for this improvement.

GARDEN

The delightful garden which has been designed and developed attract nature and wildlife offers a timber edged and flag stone effect laid steps from a lower section of pathway leading onto a patio extending onto a natural lawn with border stocked with an imaginative display of wild and natural planting all within timber fenced and natural stone walled boundary. Timber garden shed, outside tap.

Tenure: Freehold
Council Tax Band: A



- A superb 2-bedroom period home in popular terrace
- Stunning bespoke Kitchen and stylish Bathroom
- Useful converted roof space for Hobbies and other activity
- 2 generous reception rooms
- Tastefully decorated and presented throughout with a lovely atmosphere
- Contemporary comfort alongside character features
- Lovely 'nature filled' rear garden
- Great location for shops, cafes and restaurants
- Moments from Bristol/Bath cycle path
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.