



38 Stonebridge Park

Bristol, BS5 6RR

Offers In The Region Of £460,000



Hunters are delighted to offer for sale this attractive traditional 1930's 3 bedroom semi detached property set within a popular location acquiring good access into Bristol centre. This lovely property is offered with vacant possession suited to a wide range of buyers. Internally this spacious home briefly comprises to the ground floor, an open plan lounge into dining room, and a modern fitted kitchen. The first floor you will find 3 good size bedrooms and a contemporary fitted bathroom. To the 2nd floor there is a well proportioned carpeted and boarded loft space with a fitted radiator. Further benefits include, off street parking, gas central heating via a combination boiler, dg windows, a converted garage and a generous rear lawned garden with timber decking. Internal viewing is recommended. EPC - D



Entrance

Via door with leaded stain glass feature window and leaded windows to side into

Hall

Fitted radiator, wood laminate floor, stairs to first floor.

Lounge/Diner

Lounge 13'1" x 10'2" (4.00m x 3.11m)

Dimension into bay. Double glazed bay window to front, laminate wood flooring, fitted radiator.

Dining Room 13'1" x 11'2" (4.00m x 3.42m)

Double glazed French doors to rear opening onto garden, fitted radiator, wood laminate flooring.

Kitchen 16'7" x 6'11" (5.08m x 2.13m)

Double glazed windows to rear with pleasant outlook onto rear garden and double glazed window to side. The kitchen comprises of a good range of modern fitted base and wall units, beech block effect working surfaces with tiled splash backs incorporating a circular bowl sink and drainer, plumbing for automatic washing machine, gas point for cooker, wall mounted gas combination boiler serving central heating and hot water, built in under stairs storage.

First Floor Landing

Leaded stain glass feature window to side, built in storage over the stairs, stairs to second floor.

Bedroom 1 13'8" x 11'3" (4.18m x 3.45m)

Double glazed window to rear with pleasant outlook onto the rear garden, laminate fitted flooring, fitted wardrobes with hanging space and fitted cupboard above, fitted radiator.

Bedroom 2 13'0" x 11'0" (3.97m x 3.36m)

Double glazed bay window to front, fitted radiator, various built in storage areas.

Bedroom 3 9'7" x 7'0" (2.93m x 2.15m)

Double glazed window to rear with pleasant outlook onto rear garden, wood fitted laminate flooring, fitted radiator.

Bathroom

Double glazed window to rear, contemporary luxury fitted suite with curved paneled bath, overhead shower which runs off of the mains system, wall mounted wash hand basin, low level w.c. chrome effect fitted towel rail, decorative tiles throughout.

Second Floor 16'2" x 13'2" (4.93m x 4.02m)

Carpeted and boarded loft space. Fitted radiator, storage into eaves.

Partly Converted Garage 19'11" x 7'8" (6.08m x 2.36m)

Double glazed French doors to rear opening onto the rear garden, PVC door to front, sky light window, power and light.

Exterior

Generous enclosed rear garden, timber decking adjoining the property with the remainder laid to lawn, with one side with lap wood fenced borders. To the front is mainly laid to block paving with the remainder laid to concrete offering off street parking.

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.

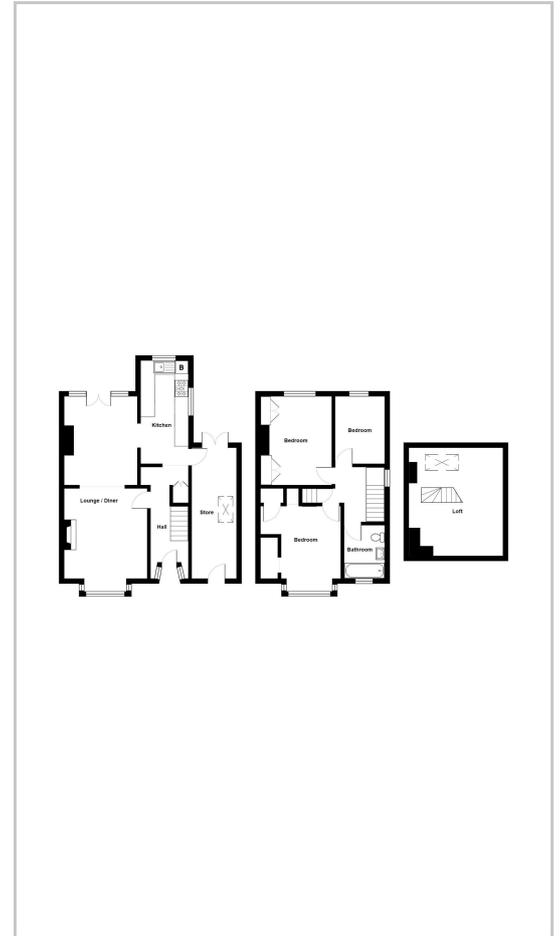
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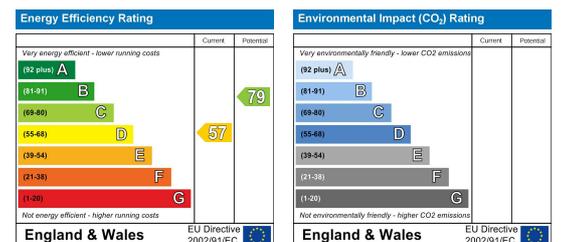
Area Map



Floor Plans



Energy Efficiency Graph



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