

HUNTERS®

HERE TO GET *you* THERE



14 Blenman Close

Stapleton, Bristol, BS16 1JH

Offers In The Region Of £200,000



Hunters Estate Agents - Fishponds office are delighted to offer this unique and rarely available 1 bedroom modern corner home with tremendous rear garden and timber workshop/shed. This ideal home for first time buyers, professionals and DIY enthusiasts offers spacious 'starter home' accommodation requiring general refurbishment and cosmetic improvement. The property benefits from a modern Shower room and Upvc double glazing throughout. Offered with vacant possession homes within this location seldom become available. This property is well located for those requiring access to MOD Abbey wood and neighbouring business park. The Metrobus connection in nearby Frenchay, facilitates good access to Bristol City centre. The property may also suit those seeking a property suitable for a Student son or daughter attending the University of the West of England. Located within a small cul sac this home offers almost direct access onto open 'green space' leading to lovely walks through Snuff Mills and along the Frome valley. Hunters Exclusive - recommended viewing.



Entrance
UPVC double glazed entrance door into ...

Hall
Feature laminate wood grain effect floor, additional UPVC double glazed window to front, staircase to first floor.

Kitchen 7'2" x 5'9" (2.19m x 1.77m)
Fitted several timber grain effect wall, floor and drawer storage cupboards, space for washing machine and electric cooker, single drainer stainless sink unit, fitted working surface, UPVC double glazed window with a pleasant outlook onto the rear garden, splash back tiling.

Lounge/Dining Room 12'2" x 11'11" (3.71m x 3.64m)
Dimension maximum overall to include under stairs storage cupboard, UPVC double glazed French doors opening onto the rear garden, pleasant outlook onto same.

First Floor Landing/Study Area 6'4" x 5'10" (1.94m x 1.79m)
Access to roof space.

Bedroom 1 12'11" x 8'8" (3.95m x 2.65m)
UPVC double glazed window with pleasant outlook onto the rear garden and tree line beyond, built in airing cupboard with hot water cylinder, built in double wardrobe.

Shower Room (former bathroom) 6'2" x 5'9" (1.89m x 1.76m)
Luxury appointed with a white suite of low level w.c. and pedestal wash basin, UPVC double glazed and frosted window to rear, corner cubicle with a fitted electric shower unit, vinyl floor covering, fully tiled walls.

Exterior

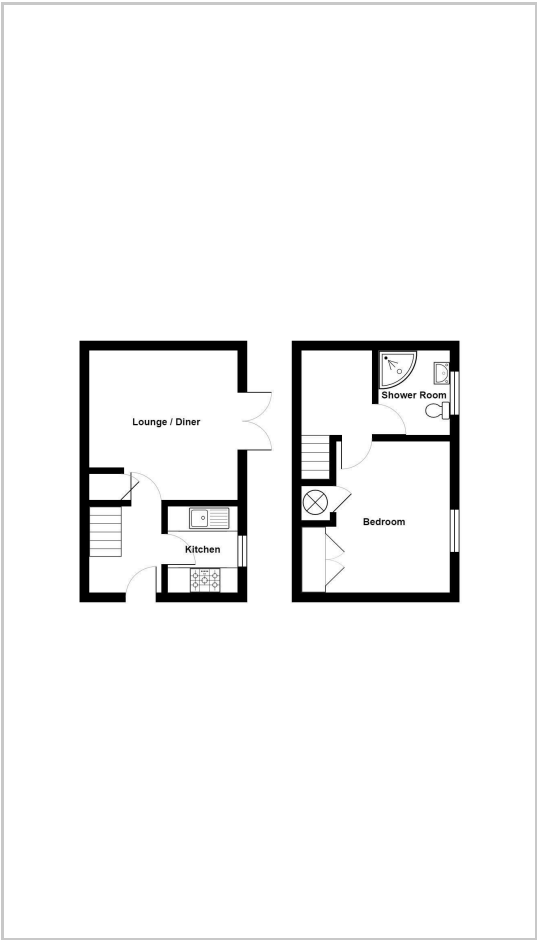
Off Street Parking
Its is understood by the present owners that the property benefits from a double length parking space (with one space currently occupied by a timber shed).

Garden 31'7" x 28'1" (9.64m x 8.56m)
Arranged exclusively to the rear of the property (measurement approximate) with initial paved patio extending onto a large area of decorative bark chipping surface with side pedestrian gate opening to the front of the property all standing within timber fenced boundaries. There is a garden shed (4.77m x 2.33m) occupying the position of the second off street parking space.

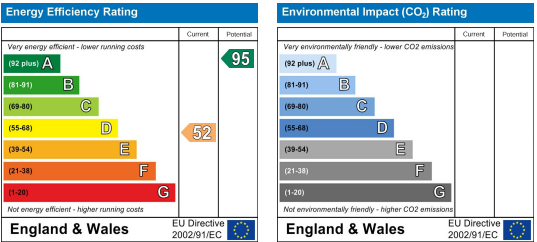
Area Map



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.