

HUNTERS®

HERE TO GET *you* THERE



49 Welsford Road Stapleton, BS16 1BP

Offers In The Region Of £340,000



Hunters Estate Agents - Fishponds office are proud to offer this typical 1930's mid terraced 3 bedroom home within a no through road, with far reaching elevated views. This charming home offers tremendous scope for some modernisation and features a generous rear extension along with a Garage/Studio within a mature rear garden. Superb location with good access to nearby open 'village green', Frome valley and Eastville Park. This highly appealing home offers 3 first floor bedrooms together with a shower room. On the ground floor there is a Lounge and separate Dining room extending into a Breakfast/2nd Sitting room and Kitchen. Hunters Exclusive - recommended viewing.



ENTRANCE

Multi paned entrance door into...

HALL

Staircase to first floor with useful cupboard beneath having plumbing for washing machine, radiator.

LOUNGE 13'8" x 12'4" (4.17 x 3.78)

Natural wood stripped floor, dimension maximum overall into a UPVC double glazed and multi paned bay window, tiled fireplace, dimension maximum into alcoves, radiator.

KITCHEN 7'5" x 6'9" (2.28 x 2.06)

Fitted with a range of wall, floor and drawer storage cupboards, wood grain effect working surfaces, splash back tiling, position for oven and upright fridge/freezer and dishwasher, extractor fan above. Opening into ...

BREAKFAST/SECOND SITTING ROOM 14'2" x 8'1" (4.33 x 2.48)

Two radiators, UPVC double glazed window to rear, UPVC double glazed French doors onto rear garden, tiled floor, pitched room with velux roof window, opening and dependant door from hall into ...

DINING ROOM 10'9" x 10'10" (3.30 x 3.32)

Attractive tiled fireplace with natural wood surround, alcove book shelves, natural wood stripped floor, radiator.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 13'3" x 9'11" (4.04 x 3.04)

Dimension maximum overall into a UPVC double glazed bay window, two built in double wardrobes into alcoves, radiator, picture rail.

BEDROOM 2 10'9" x 10'5" (3.30 x 3.18)

UPVC double glazed window, picture rail, radiator.

BEDROOM 3 8'6" x 7'9" (2.60 x 2.37)

UPVC double glazed window to rear with pleasant outlook onto the rear garden, radiator, picture rail.

SHOWER ROOM 6'4" x 5'1" (1.95 x 1.56)

A suite of low level w.c. and pedestal wash basin, vinyl floor covering, corner cubicle with a thermostatically controlled shower, UPVC double glazed and leaded effect, window to front, concealed ceiling spot lights and extractor, heated towel rail.

EXTERIOR

The property benefits from a well established front garden with lawned area, specimen trees and shrubs. The larger rear garden offers an initial area of timber decking surface extending onto a random stone laid and slate chippings prepared pathway leading through established gardens with established shrubs trees and lawn.

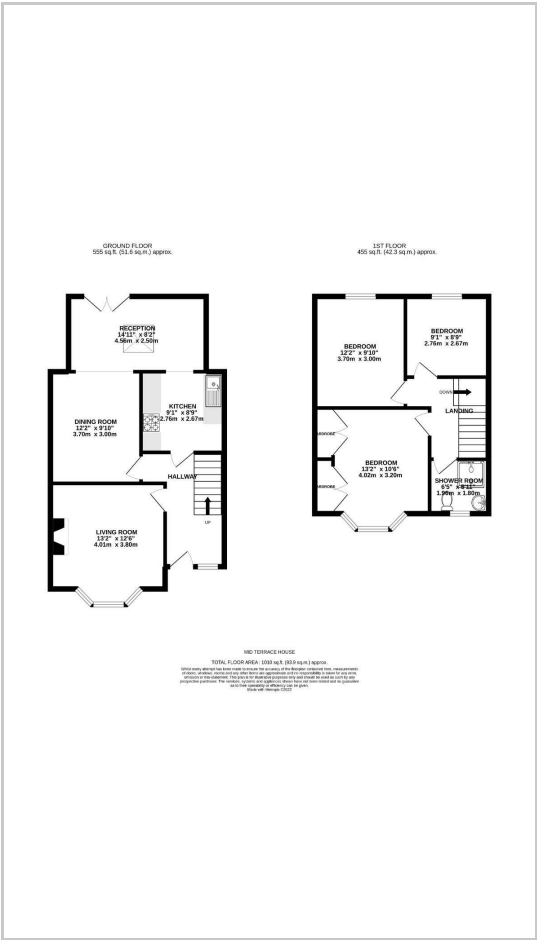
GARAGE/STUDIO 14'11" x 8'11" (4.55 x 2.72)

Located within the rear garden boundary is a detached former garage unofficially converted to form a home office/hobbies craft space, UPVC double glazed window to rear, boarded and insulated throughout, side pedestrian door onto rear garden, pedestrian gate along side garage opening onto a rear service land.

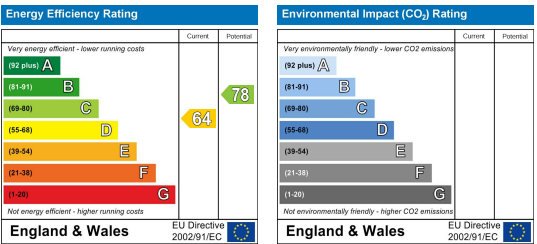
Area Map



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.