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HERE TO GET you THERE
311 Stapleton Road, Easton, Bristol, BS5 0NJ

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£365,000

Semi-Detached Grand Home with Double Garage & Basement! This huge elevated period home sits in the middle of Stapleton Road with the train station on the doorstep! Offered chain free and full of space and light - boasting a large bay fronted lounge and master bedroom. A conservatory off the kitchen, and bathroom to the ground floor, access to the versatile basement room with a window and power meaning the list of uses for this room is endless. The first floor provides two double bedrooms and a single bedroom along with storage. Outside there's a paved L-shaped garden enclosed by high fencing that leads to the vast double garage with roller door to Belmont Street and second floor storage space. Please come along to see all this property has to offer.

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BASEMENT
215 sq.ft. (19.9 sq.m.) approx.

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

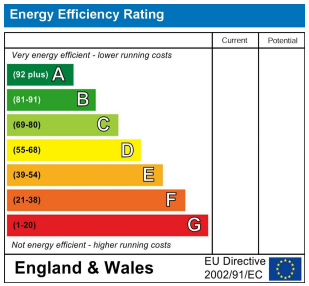
1ST FLOOR
494 sq.ft. (45.8 sq.m.) approx.

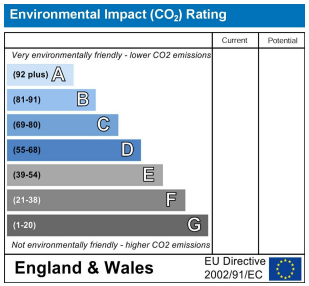


3 BED SEMI-DETACHED

TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Door
To the side of the house, uPVC door opening into...

Entrance Hall
L-shaped hallway with engineered oak flooring flowing into the lounge, built in storage cupboard, radiator and doors to...

Lounge
15'5" x 13'7"
Double glazed bay window to front, radiator, wall mounted fire

Kitchen
11'0" x 7'9"
Wall and base units with work surface over, sink and drainer, wall mounted combination boiler for heating, under counter space for washing machine, dishwasher and oven, tiled splash backs, space for stand alone fridge freezer, opening into....

Conservatory
8'5" x 6'6"
Double glazed windows and French doors to garden, wall lights

Bathroom
8'10" x 3'3",236'2"
Three piece white suite comprising wc, wash hand basin, bath with shower over, fully tiled, towel radiator

Basement
14'6" x 12'10"
Flagstone flooring and stone walls, boarded ceiling with spotlights, electric and gas meters, double glazed window to front

Stairs
Leading to first floor landing with double glazed window to side, engineered oak flooring flowing into all bedrooms, built in corner storage cupboard, radiator, doors to...

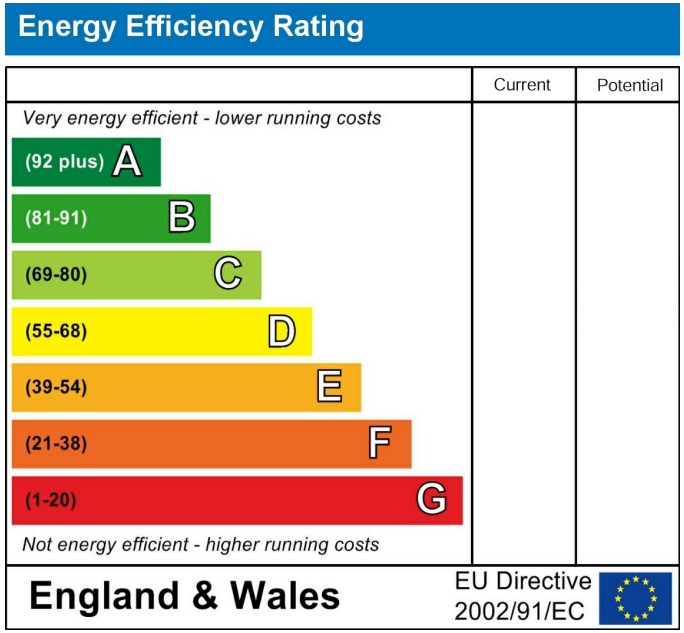
Bedroom One
14'9" x 13'6"
Double glazed bay window to front, radiato

Bedroom Two
10'10" x 9'10"
Double glazed window to rear, radiator

Bedroom Three
10'2" x 5'11"
Double glazed window to side, radiator

Garden
L-shaped paved garden to front and side of the property enclosed by high fencing and gate, steps down to the street, access to...

Double Garage
20'0" x 17'9"
Huge storage space with power, stairs to upper storage level, roller door to Belmont Street



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. 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.

































