

HUNTERS[®]

HERE TO GET *you* THERE



Upper Station Road

Bristol, BS16 4LY

£300,000



Nestled in the charming area of Upper Station Road, Bristol, this delightful house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for first time buyers. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed first floor bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, making it a wonderful place to call home. There is also a modern kitchen along with a downstairs cloakroom.

Situated in a vibrant community, residents will enjoy easy access to local amenities, schools, and transport links, making commuting and daily errands a breeze. The surrounding area boasts a variety of parks and recreational spaces, perfect for leisurely strolls or family outings.

This property presents an excellent opportunity for those looking to settle in a desirable location in Bristol. You will find an enclosed garden to the rear offering a place to retreat and enjoy with family or friends.



Entrance Via
Panelled door to...

Hallway
Stars to first floor, radiator.

Cloak Room
UPVC double glazed window to front, low level WC, pedestal wash hand basin.

Kitchen 9'4" x 8'10" (2.87m x 2.71m)
Radiator, UPVC double glazed window to front, modern base and wall fitted units with tiled splash backs and roll top working surfaces incorporating a 1.5 bowl sink, fitted gas hob with oven below and extractor over, space for fridge freezer, plumbing for washing machine and dishwasher.

Lounge/Diner 16'1" x 14'2" (4.91m x 4.34m)
UPVC double glazed French doors to rear opening onto garden, radiator, under stairs built in storage, space and area for dining table and chairs.

First Floor Landing
Access to loft space, over stairs built in cupboard housing gas combination boiler serving central heating and hot water.

Bedroom 1 11'1" x 9'6" (3.40m x 2.92m)
UPVC double glazed window to rear, radiator, fitted double wardrobes.

Bedroom 2 9'10" x 9'6" (3.01m x 2.92m)
UPVC double glazed window to front, radiator, fitted double wardrobes.

Bedroom 3 7'3" x 6'2" (2.22 x 1.88m)
UPVC double glazed window to rear, radiator.

Bathroom
Opaque UPVC double glazed window to front comprising of panelled bath with overhead shower off main system, low level WC, pedestal wash hand basin.

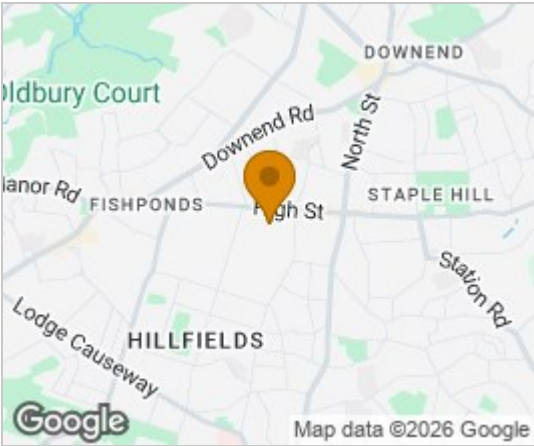
Exterior To The Rear
Enclosed garden which is mainly laid to lawn.

Exterior To The Front
Offers off street parking via tarmacked area.

AML (Anti money laundering
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

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.

Area Map



Energy Efficiency Graph

