

# HUNTERS®

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## Haynes Lane

Staple Hill, Bristol, BS16 5JE

£325,000



Council Tax: B



# 11 Haynes Lane

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extremely well presented 3 bedroom end of terrace home located a short walk from Staple Hill High street.

The property offers spacious living accommodation that comprises to the ground floor: entrance hallway, lounge and a kitchen/diner with built in oven and hob and integrated dishwasher. To the first floor the property is already set up traditionally with 2 double bedroom (en-suite WC to bedroom 2), a generous sized single bedroom and shower room.

The property further benefits from having double glazing, gas central heating, a low maintenance rear garden laid mainly to patio and a driveway to front providing off street parking for 2 cars.

The position of the house is sure to appeal as it's only a short walk to Staple Hill High street with it's variety of shops, coffee shops and restaurants and the ever popular Christchurch Infant and Junior schools. The local amenities of the neighbouring areas of Downend and Fishponds is also within easy reach as is the award winning Page Park. The area is well served for transport links with it's direct bus routes in to Bristol city centre, access onto The Avon Ring road and Bristol Cycle Path.

An internal viewing is highly recommended to fully appreciate the full potential this home has to offer.

## ENTRANCE

Via a Composite double glazed door with matching side window panel and transom leading to entrance hallway.

## HALLWAY

Radiator, wood effect laminate floor, LED

downlighters, under stair storage cupboard housing gas and electric meters, stairs rising to first floor, doors leading to: lounge and kitchen/diner.

## LOUNGE

13'11" x 12'0" (4.24m x 3.66m)

UPVC double glazed window to front, radiator.

## KITCHEN/DINER

18'4" x 11'4" (5.59m x 3.45m)

## DINING AREA

11'0" x 9'0" (3.35m x 2.74m)

UPVC double glazed sliding patio door out to rear garden, double radiator, wood effect laminate floor, LED downlighters, opening leading through to kitchen area.

## KITCHEN AREA

UPVC double glazed window to rear, range of grey gloss wall and base unit with matching larder cupboards and Island unit, 1 1/3 composite sink bowl unit, with mixer tap, laminate work top, built-in Zanussi electric oven with matching built-in microwave. and AEG induction hob, extractor fan hood, integrated AEG dishwasher, wood effect laminate flooring, space for fridge freezer, LED downlighters

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (loft partly boarded and housing a Worcester combination boiler), doors leading to:

### BEDROOM ONE

12'7" (max) x 10'11" (3.84m (max) x 3.33m)

UPVC double glazed window to front, radiator, built-in utility cupboard providing space for washing machine and tumble dryer,

### BEDROOM TWO

12'7" x 10'8" (max) (3.84m x 3.25m (max))

UPVC double glazed window to rear, radiator, door to WC.

### W.C

Close couple WC with wash hand basin inset, extractor fan.

### BEDROOM THREE

8'2" x 7'4" (2.49m x 2.24m)

UPVC double glazed window to front, radiator.

### SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, concealed WC, tiled shower enclosure housing a mains controlled shower system, heated towel rail and vertical radiator, LED downlighters, Extractor fan.

### OUTSIDE:

### REAR GARDEN

A low maintenance garden laid mainly to stone patio slabs, raised brick and wood sleeper planters well stocked with a variety of plants and shrubs, 2 pergolas, water tap, double power socket, side gated pedestrian access, enclosed by boundary wall and fence.

### DRIVEWAY

Tarmac driveway to front of property providing off street parking for 2 cars.



Road Map



Hybrid Map



Terrain Map



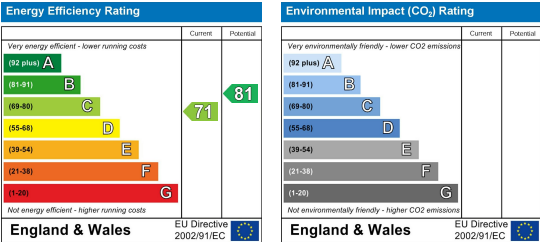
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.