





104 Staple Hill Road, Fishponds, Bristol, BS16 5AH

£375,000



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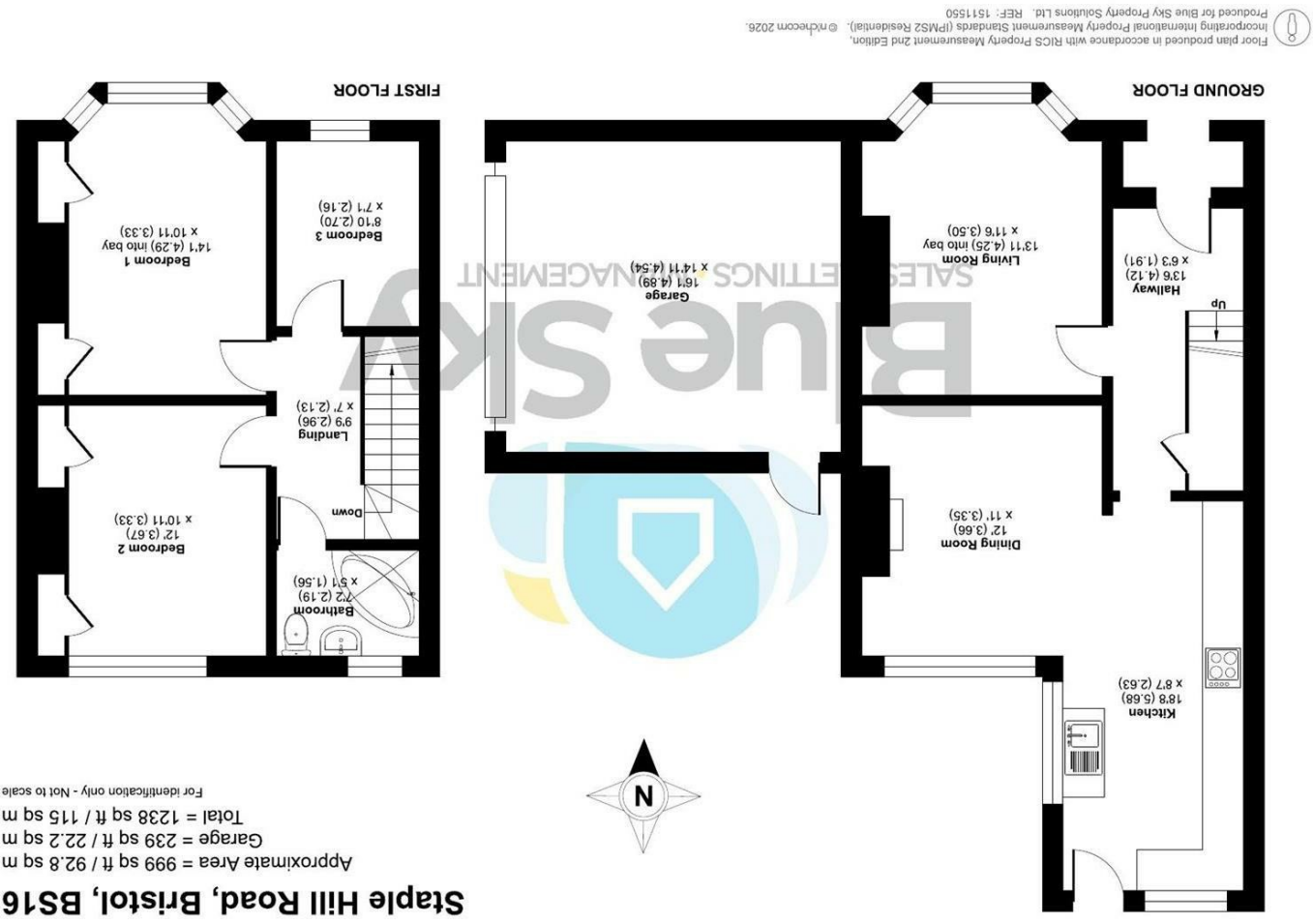
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The important bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: C | Property Tenure: Freehold

CORNER PLOT! Nestled on Staple Hill Road in the vibrant area of Fishponds, Bristol, this charming three-bedroom end terrace house offers a delightful blend of space and comfort. Spanning an impressive 958 square feet, the property boasts a well-designed layout that is perfect for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The home features a second reception room, which can be utilised as a dining room. The good-sized kitchen is well-equipped, offering ample space for culinary creations and family gatherings.

The three bedrooms are thoughtfully arranged, providing a peaceful retreat for all family members. The bathroom is conveniently located, ensuring ease of access for everyone in the household. One of the standout features of this property is the double garage, which offers plenty of storage space or the potential for a workshop. Additionally, the driveway parking ensures that you will never have to worry about finding a space for your vehicle. Set on a corner plot, the rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Lots of potential to extend, subject to planning. The property is conveniently located close to local amenities and the bustling Fishponds High Street, making it easy to access shops, cafes, and other essential services.



Entrance Porch

Gas meter, light, double glazed door to hall.

Entrance Hall

13'6 x 6'3 (4.11m x 1.91m)

Double glazed door with two double glazed windows to front, stairs to first floor landing, coved ceiling, wood effect flooring, under stairs storage cupboard with fuse board and electric meter.

Living Room

13'11 into bay x 11'6 (4.24m into bay x 3.35m1.83m)

Double glazed bay window to front, two radiators, base storage units, stone feature fireplace with electric fire, coved ceiling, wood effect flooring.

Dining Room

12' x 11' (3.66m x 3.35m)

Double glazed window to rear, brick fireplace, feature radiator, additional radiator, open to kitchen.

Kitchen

18'8 x 8'7 (5.69m x 2.62m)

Double glazed door and window to rear, double glazed window to side, a range of wall and base units with worktops over, tiled splashbacks, wall mounted gas combination boiler, wood effect flooring, spotlights, wine rack, space for fridge/freezer, space for washing machine, electric oven, gas hob and cooker hood, integrated microwave, sink and drainer.

First Floor Landing

9'9 x 7' (2.97m x 2.13m)

Loft access (with drop down ladder, part boarded and light), coved ceiling.

Bedroom One

14'1 into bay x 10'11 (4.29m into bay x 3.33m)

Double glazed bay window to front, two radiators, two storage cupboards/wardrobes, coved ceiling.

Bedroom Two

12' x 10'11 (3.66m x 3.33m)

Double glazed window to rear, radiator, coved ceiling, storage cupboard with radiator, additional storage cupboard.

Bedroom Three

8'10 x 7'1 (2.69m x 2.16m)

Double glazed window to front, radiator, picture rail, coved rose.

Bathroom

7'2 x 5'1 (2.18m x 1.55m)

Double glazed window to rear, part tiled walls, radiator, coved ceiling, W.C, tiled effect flooring, wash hand basin, corner bath with shower over.

Front Garden

Gated path to front door, lawn area, shrubs and plants, open to driveway and garage

Driveway

Parking for one car, accessed via side lane.

Garage

16'1 x 14'11 (4.90m x 4.55m)

Electric roller door to front, accessed via side lane, door to side, power and light.

Rear Garden

Enclosed rear garden, lean to store, open outbuilding, outside tap, outside power, tree, patio area, shrubs.

Agent Note

The vendor has advised there is a yearly ground rent of £6.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

