


HOPEWELL
SALES, LETTINGS & MANAGEMENT

# Midland Road, Staple Hill, Bristol
# Offers In Excess Of £290,000

3 bedroom terraced house for sale | Freehold **SSTC**

The property-

This attractive three-bedroom home offers a fantastic opportunity for buyers looking for a property with character, generous room sizes, and plenty of potential to modernise and add value over time. The accommodation is well balanced across two floors and still retains some lovely original features, making it an appealing blend of charm and possibility.

On the ground floor, you are welcomed into a bright and spacious bay-fronted lounge, where a period fireplace creates a strong focal point and adds real warmth and character to the room. A separate dining room sits just beyond, offering a flexible second reception space ideal for family meals, entertaining, or even a home office setup if required.

To the rear, the kitchen is well positioned with access through to a useful utility area, providing extra practicality and storage. The bathroom is also located off this rear section. The layout offers clear scope for future reconfiguration, including the potential to create a more modern open-plan kitchen/dining space if desired.

Upstairs, there are three well-proportioned bedrooms. The standout feature is the generous master bedroom, which benefits from a bay window allowing in plenty of natural light, along with a separate dressing room—an excellent and versatile addition. The further two bedrooms are ideal for children, guests, or working from home.

Overall, the property is a solid and spacious home with excellent potential, making it a great choice for buyers looking to put their own stamp on a well-located house.

Outside-

To the rear is a manageable, easy-to-maintain garden, offering a practical outdoor space without being overwhelming. It features a pleasant mix of patio and lawned areas, providing room for seating, outdoor dining, or light gardening. The garden is fully usable as it is but also offers scope for enhancement if desired. A real bonus is the rear lane access, adding convenience and flexibility.

Location-

Situated on Midland Road in BS16, the property is ideally placed close to Fishponds Road, with its wide range of shops, cafés, supermarkets, and local amenities all within easy reach. The area is well served by regular public transport links into Bristol city centre and surrounding areas, making it highly convenient for commuters. It remains a popular and well-established residential location with strong local demand.

Council Tax Band: B (South Gloucestershire Council )
Tenure: Freehold

**Entrance hall**

**Lounge**
5.5m x 3.0m (18'0 x 9'9)

**Dining**
13'9 x 9'9 (4.2m x 3.0m)

**Kitchen**
13'9 x 5'5 (4.2m x 1.6m)

**Utility**
9'7 x 7'6 (2.9m x 2.3m)

**Bathroom**
8'9 x 7'6 (2.7m x 2.3m)

**1ST FLOOR**

**Landing**

**Bedroom 1**
17'11 x 12'6 (5.5m x 3.8m)

**Dressing Room**

**Bedroom 2**
13'9 x 8'11 (4.2m x 2.7m)

**Bedroom 3**
9'11 x 6'2 (3.0m x 1.9m)





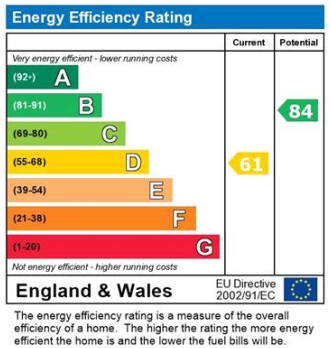



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.










The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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