

HUNTERS[®]

HERE TO GET *you* THERE



1 Ingmire Road

Eastville, Bristol, BS5 6XD

£425,000



Hunters are delighted to offer for sale this attractive bay fronted 3 bedroom traditional 1930's end terrace property. This lovely home has been the subject to much improvement over the years and now offers very well presented accommodation with a modern interior. This fine property would make a great family home and is located in a position that acquires excellent access to Bristol Centre, the M32 and Eastville Park. Internally to the ground floor you will find, a good size lounge, a separate dining room with French doors, a gloss fitted kitchen, a utility room and a downstairs cloakroom. To the first floor there are 3 bedrooms and a luxury appointed contemporary fitted bathroom. Further benefits include, Upvc dg windows, gas central heating via a combi boiler, a generous south facing rear garden and a detached converted garage with hardstanding and gates onto a gated vehicular rear access lane. An viewing is well recommended to appreciate this fine home.



ENTRANCE

UPVC double glazed double doors to..

INNER VESTIBULE

Paneled door, Double glazed side windows leading to...

HALLWAY

Radiator, stairs to first floor, under stairs storage cupboard.

LOUNGE 15'8" x 13'0" (4.78m x 3.97m)

Into bay and recess with UPVC double glazed bay window to front, coal effect fitted modern gas fire with mantel surround.

DINING ROOM 13'2" x 11'3" (4.03m x 3.45m)

UPVC double glazed French doors to rear opening onto rear garden, fitted radiator, wood grain effect fitted laminate flooring.

KITCHEN 9'8" x 8'0" (2.95m x 2.44m)

Modern kitchen comprising of a good range of paneled base and wall fitted units with tiled splash backs, roll top working surfaces, gas point for cooker, single bowl sink, space for fridge freezer tiled floor. door leading onto utility room.

UTILITY ROOM 6'11" x 6'5" (2.11m x 1.96m)

Double glazed door leading to garden, double glazed window to side and rear, plumbing for dishwasher and washing machine, tiled floor, working surface.

CLOAK ROOM

Comprising of modern low level WC, sink into storage unit, wall mounted Worcester gas combination boiler serving central heating and hot water.

FIRST FLOOR LANDING

Opaque double glazed window to side, access to loft space via pull down ladder.

BEDROOM 1 16'0" x 11'7" (4.88m x 3.54m)

Into bay and recess with UPVC double glazed window to front, radiator, wood grain effect fitted laminate floor, fitted built in wardrobes.

BEDROOM 2 13'2" x 11'5" (4.02m x 3.50m)

Double glazed window to rear, radiator, wood grain effect laminate flooring.

BEDROOM 3 8'8" x 7'11" (2.65m x 2.42m)

UPVC double glazed window to front, wood grain effect laminate flooring, radiator.

BATHROOM

Opaque double glazed window to rear, luxury appointed contemporary suite with paneled bath having chrome effect fitted taps with overhead shower, sink into storage unit with gloss fitted cupboard below and chrome effect mixer tap, low level WC, tiled throughout.

EXTERIOR TO THE REAR

South facing garden, mainly laid to lawn with modest paved patio adjoining the property with law wood fenced borders.

DETACHED CONVERTED GARAGE AND HARD STANDING 13'5" x 10'5" (4.10m x 3.19m)

Part of the garage having power and light which can be utilised as a office/study/fitness room. To the front of the garage has been converted (3.37m x 1.46) with power and light.

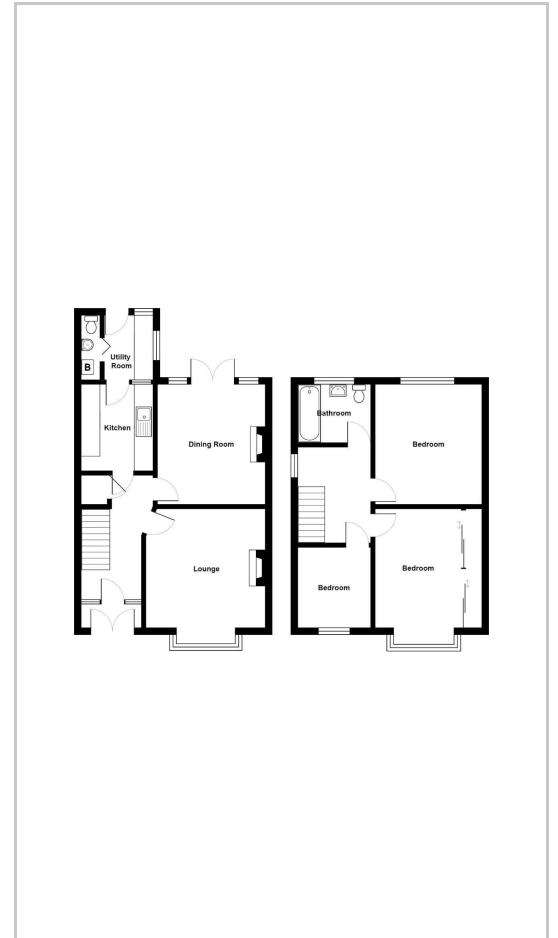
EXTERIOR TO THE FRONT

Has modest garden with hedge borders and wrought iron gate leading onto pathway to the front door.

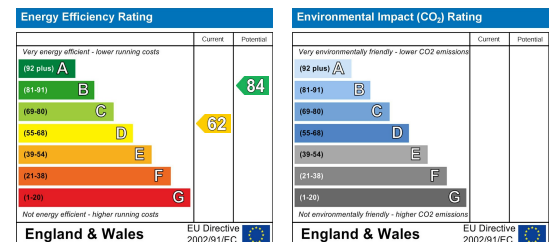
Area Map



Floor Plans



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>