



HUNTERS
FOR SALE

Elmgrove Road,
Bristol,
BS16 2AX

£435,000

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Hunters Estate Agents - Fishponds office are proud to offer this outstanding period home with significant style, character and comfort. This unique home which promotes a lovely 'Scandinavian style and atmosphere' offers spacious and well proportioned accommodation complete with many original features, tasteful additions, a lovely atmosphere and eye catching roof space with en-suite cloakroom. This unique and highly desirable home offers a spacious Hall, 2 receptions, a kitchen and separate lean to workshop/store on the ground floor. On the first floor there are 3 bedrooms and a bathroom. An open tread staircase leads to the converted roof space with cloakroom. Elmgrove Road occupies a favoured position just off Thingwall Park. Homes of the style and size are rare to the market. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Georgian style UPVC door with feature stained and leaded fixed windows over and above into..

HALL

Feature tiled and natural wood striped floor, radiator, ornate period ceiling cornice, feature natural wood stripped staircase to first floor with useful storage beneath.

LOUNGE 15'0" x 11'5"

Maximum overall into a UPVC double glazed bay window, feature cast iron fireplace, dimension maximum into alcoves, Oak wood flooring, picture rail, ornate period ceiling coving, decorative stained and leaded fixed windows.

SECOND SITTING/DINING ROOM 17'1" x 13'3"

Feature natural wood stripped floor, exposed brick fireplace surround and flagstone raised hearth, built in floor storage, picture rail, door into lean to store/office with Stained and leaded glazed fixed window above, space saver radiator.

KITCHEN 10'11" x 10'0"

Fitted with a range of colonial style white fronted wall, floor and drawer storage cupboards with solid bamboo working surfaces, inset single drainer stainless steel sink unit, UPVC double glazed window with a lovely outlook onto the rear garden, glazed splash back tiling, cork tiled floor, space for washing machine, gas range cooker and American style fridge/freezer, peninsular breakfast bar, access to roof void, fitted extractor fan above range cooker position, wall mounted Worcester combination gas fired boiler for domestic hot water and central heating, concealed ceiling spotlights.

LEAN TO STORE/OFFICE 11'2" x 5'9"

UPVC double glazed profile and French doors onto the rear garden.

FIRST FLOOR LANDING

Open tread staircase leading to converted loft space.

BEDROOM ONE 14'11" x 10'0"

Dimension maximum overall into a UPVC double glazed bay window, feature natural wood stripped floor, radiator, dimension maximum into alcoves.

BEDROOM TWO 13'3" x 9'5"

Feature natural wood stripped floor, built in double wardrobe, radiator, UPVC double glazed window with pleasant outlook onto the rear garden.

BEDROOM THREE 10'5" x 7'3"

UPVC double glazed window to rear, attractive outlook onto the rear garden, cork flooring, feature radiator against an exposed brick chimney breast.

BATHROOM 6'9" x 5'5"

White suite of low level WC, paneled bath with mixer shower attachment over and vanity, splash back tiling, heated towel rail, UPVC double glazed and frosted window to front.

TOP FLOOR

CONVERTED ROOF SPACE 17'3" x 12'5"

Maximum overall dimension to incorporate the ensuite cloak room. Twin velux roof windows, under eaves storage void and built in cupboards, radiator, carpeted and decorated throughout, fitted working surface and cupboard storage, door into..

ENSUITE CLOAK ROOM

White suite of low level WC and inset stainless steel bowl sink within a vanity surface, vinyl floor covering, splash back tiling.

EXTERIOR

GARDEN

Arranged principally to the rear of the property providing an initial flagstone effect paved patio with section of level lawn to one side having an ornamental rockery with numerous shrubs and plants. Young bay and cherry trees, a rear pedestrian gate opens onto a rear lane, the rear garden stands within a combination of brick and timber boundaries.

Tenure: Freehold
Council Tax Band: B



- A highly impressive mid terraced period home
- A stunning 3 bedroom terrace, just off Thingwall Park
- Much original character and lovely individual style.
- Features including natural wood stripped floors, comforting decor, stained and leaded windows
- 2 generous reception rooms and contemporary kitchen
- Unique converted roof space with cloakroom
- Stunning landscaped courtyard style rear garden with rear access
- 3 bedrooms and bathroom
- A rare and highly desirable home
- Hunters Exclusive - recommended viewing

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.