

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 33 Argyle Road

Fishponds, Bristol, BS16 3ND

Offers In The Region Of £375,000



Hunters are delighted to offer for sale this superb 3 bedroom period mid terrace property boasting character and style that has been the subject to much improvement by the present occupiers over the year suited to a wide range of buyers. This fabulous and well spaced home would either make either a great first time buyer property or would suit young families. Internally the property is well presented and offers many natural wood floors. To the ground floor there is a front lounge with wood burner, a separate 2nd reception/dining room, a stylish fitted kitchen and modern contemporary bathroom. On the first floor you will find 3 good size bedrooms and an ensuite cloakroom to the master bedroom. Further benefits include, dg glazed windows, gas central heating, off street parking and a lovely over 100ft enclosed rear garden. An internal viewing is highly recommended.



## ENTRANCE

Glazed paneled door to..

## PORCH

Window to front with glazed paneled door and double glazed window leading to..

## HALLWAY

Stairs to first floor, natural wood flooring, radiator, under stairs storage.

## LOUNGE 14'8" x 10'4" (4.49m x 3.16m )

Into bay and recess, UPVC double glazed bay window to front, radiator, natural wood flooring, wood burner insert with wood mantle above.

## DINING ROOM 16'2" x 11'11" (4.94m x 3.65m )

UPVC double glazed window to rear having pleasant outlook and views onto the garden, radiator, natural wood flooring, picture rail, space and area for table and chairs.

## KITCHEN 10'3" x 8'10" (3.14m x 2.71m )

UPVC double glazed windows to side and double glazed door leading to garden. Stylish fitted kitchen with a good range of base and wall fitted units with tiled splash backs and working surfaces incorporating a single bowl sink with mixer tap, space for cooker, plumbing for dishwasher, wood grain effect laminate flooring.

## BATHROOM

Opaque double glazed window to side and rear, contemporary fitted luxury appointed with curved paneled bath with built in mixer tap and overhead shower off main system, low level WC, sink into storage unit with drawer below, plumbing for automatic washing machine, wood grain effect laminate floor, radiator.

## FIRST FLOOR LANDING

Access to loft space via pull down ladder.

## BEDROOM 1 13'1" x 12'6" (4.01m x 3.83m )

UPVC double glazed window to front having pleasant outlook and views onto open green space, natural wood flooring, radiator.

## ENSUITE CLOAK ROOM

Opaque double glazed window front, low level WC, wall mounted wash hand basin.

## BEDROOM 2 12'0" x 9'1" (3.66m x 2.77m )

UPVC double glazed window to rear, radiator, natural wood flooring, cupboard housing Worcester gas combination boiler serving central heating and hot water.

## BEDROOM 3 9'1" x 6'11" (2.77m x 2.13m )

UPVC double glazed window to rear, radiator.

## EXTERIOR TO THE REAR

Large enclosed (over 100ft) extended rear garden with raised concrete patio area adjoining property leading onto the initial section that is laid to artificial lawn with various bedded areas offering attractive planting that leads to a further section which is mainly laid to lawn with mature planting. There is also a timber shed located to the rear of the garden.

## EXTERIOR TO THE FRONT

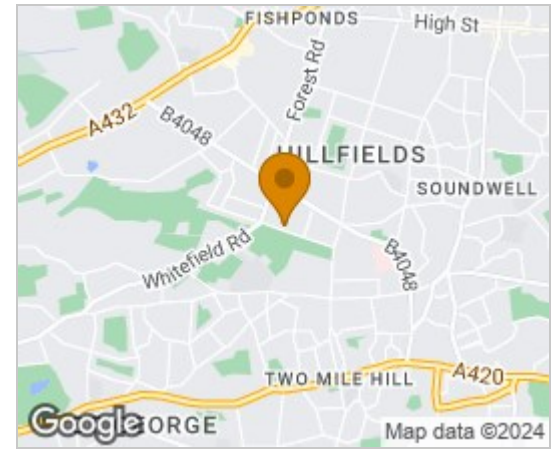
Offers off street parking with side bedded area offering attractive planting.

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.

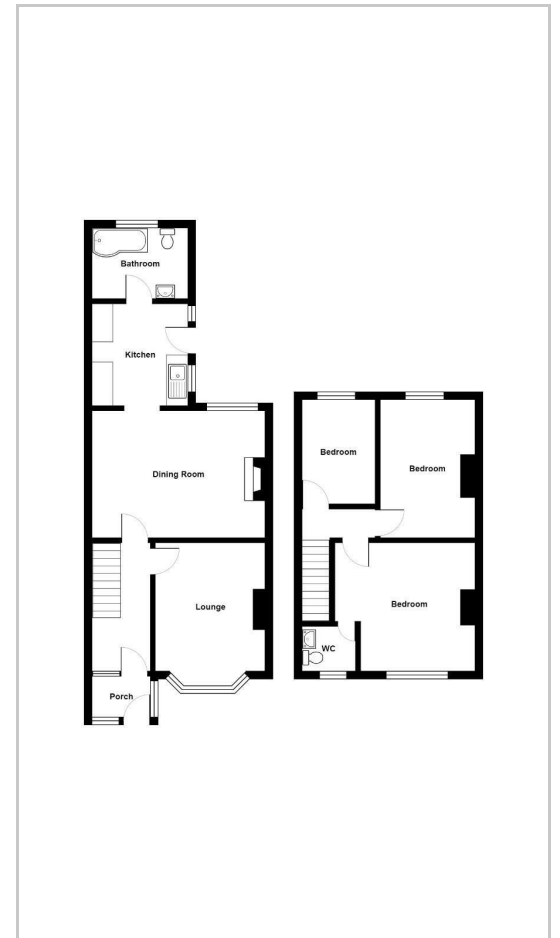
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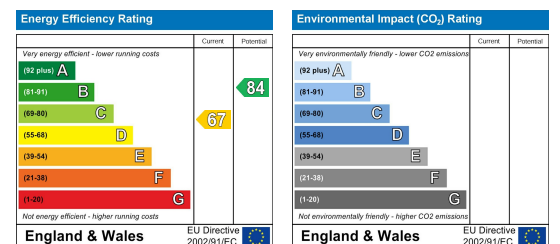
## Area Map



## Floor Plans



## Energy Efficiency Graph



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