

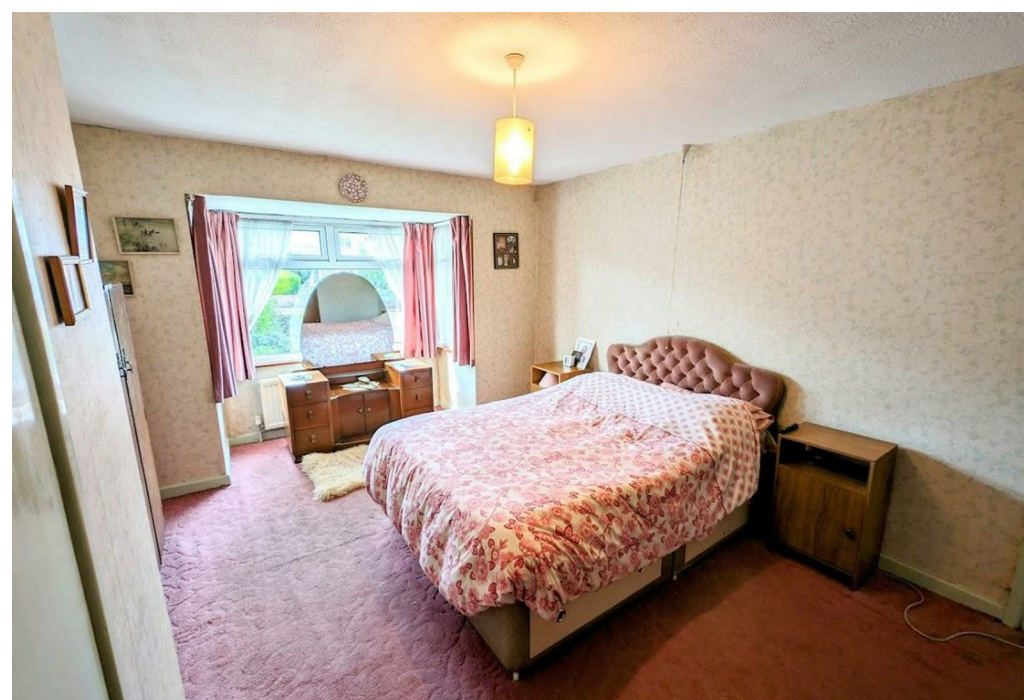
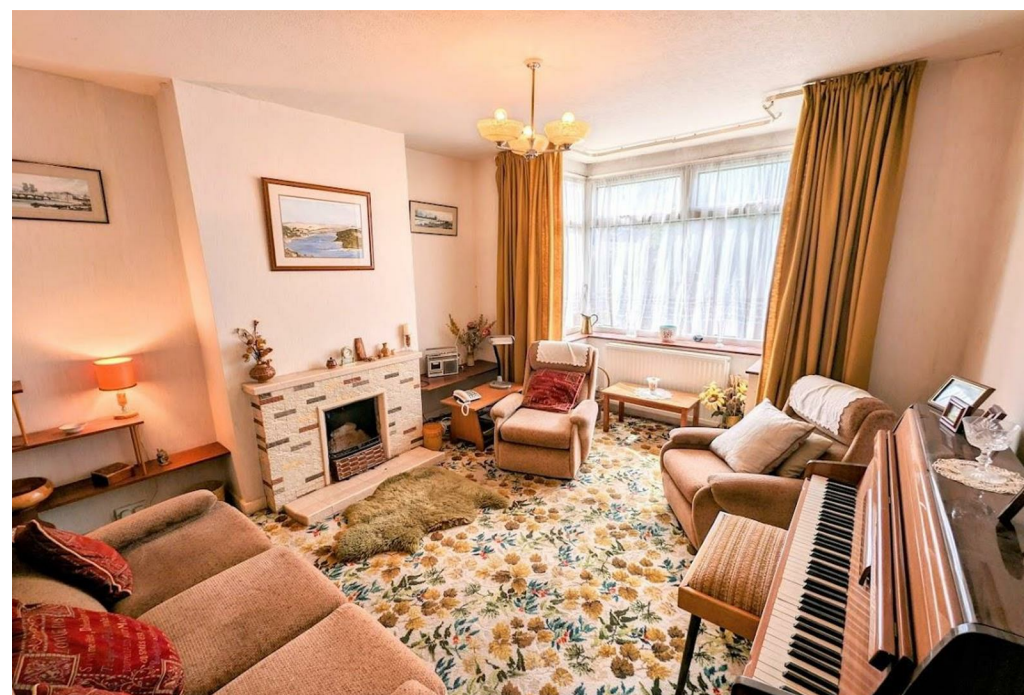
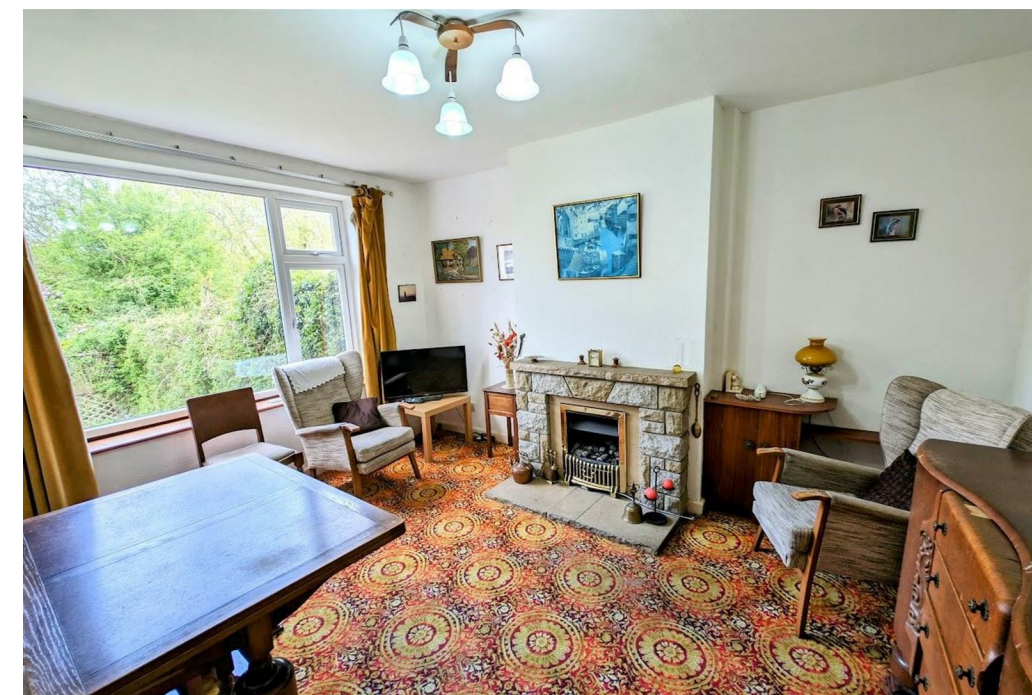


Everest Road,
Bristol,
BS16 2BZ

£475,000

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Hunters Estate Agents - Fishponds Office are delighted and equally privileged to market this proud 1960's built 3 bedroom semi detached home which has remained within the same family ownership since newly built. This charming home offers outstanding potential and hugely rewarding garden - ideally suited to professionals, young families and DIY enthusiasts. Offering tremendous scope for a range of improvements this well preserved home provides a rare opportunity for the discerning home owners. Located within arguably one of the most fashionable locations, just off Thingwall Park this unique and highly desirable home is likely to attract significant interest. This attractive bay fronted house offers a generous garage adjoining and impressive front and rear gardens. The home offers well proportioned accommodation to include a Hall, 2 Receptions and Kitchen on the ground floor. On the first floor there are 3 Bedrooms a Bathroom and separate WC. The property is offered with no chain. Call the Fishponds office for Open House event viewing times. Hunters Exclusive - recommended viewing.



Entrance

UPVC double glazed entrance door with matching fixed windows along side into ...

Hall

Radiator, stairs to first floor with twin cupboards beneath.

Lounge 14'6" x 12'0"

Dimension maximum overall into a UPVC double glazed bay window, tiled fireplace, dimension maximum overall into alcoves, radiator.

Dining Room 13'6" x 10'10"

Reconstructed stone fireplace, radiator, UPVC double glazed window with a lovely perspective onto the rear garden.

Kitchen 13'2" x 7'10"

Fitted with several wood grain effect wall, floor and drawer storage cupboards, rolled edged working surfaces, vinyl floor covering, position suitable for an electric oven and washing machine, single drainer sink unit, UPVC double glazed window to rear with superb views onto the rear garden, radiator, built in shelved larder, cupboard containing an Ideal wall mounted gas fired boiler for domestic hot water and central heating, space for up right fridge/freezer multi paned door into ..

Rear lean to store 9'6" x 7'5"

Dimension maximum overall to include a shelved storage, UPVC double glazed window on two sides, UPVC double glazed door leading onto the rear garden, multi paned internal door leading into the garage.

First Floor Landing

Access to roof space, UPVC double glazed window to side.

Bedroom 1 16'10" x 11'7"

Dimension maximum overall into a UPVC double glazed bay window, dimension to include a built in double wardrobe, radiator.

Bedroom 2 11'8" x 11'2"

UPVC double glazed window with stunning views over the rear garden and tree line beyond, radiator, built in shelved cupboard.

Bedroom 3 8'2" x 7'2"

UPVC double glazed window to front, radiator, fitted open shelved storage.

Bathroom 7'11" x 7'2"

A white suite of pannelled bath, low level w.c. pedestal wash basin, UPVC double glazed window to rear with fabulous views, radiator, built in thermostatic shower over bath.

Exterior

The property is approached via twin iron gates leading onto an extensive driveway capable of providing off street parking for four vehicles directly in front of the garage.

Garage 20'11" x 7'10"

Twin wood entrance doors.

Garden

The impressive gardens to the front of the property offer generally sloping lawns with well established borders having many flowering plants and shrubs. A particular feature of the sale is the extensive rear garden which backs onto green space extending in access of 80 feet in length and providing superb space for growing family activities to include space for recreation together with outbuildings space and vegetable fruit production. The rear garden which stands within mature green boundaries and benefits from a high degree of privacy offers further gently sloping lawns with spring flowers, numerous fruit bushes and a mature fruit tree along side a green house and dilapidated shed.

Tenure: Freehold
Council Tax Band: C



- A rare and exclusive semi detached home just off Thingwall Park
- A hugely rewarding and unique 1960's built home
- Requiring general modernisation and refurbishment
- Impressive front and rear gardens backing onto 'green space'
- Large adjoining garage and driveway for several vehicles
- Lovely original atmosphere and character
- Ideally suited to professionals, growing families and DIY enthusiasts
- Remaining within the same family ownership since new
- Vacant - no upward chain
- Hunters Exclusive - Call for Open House viewing times

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	

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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.