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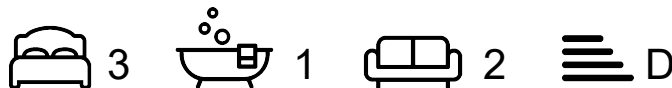
HERE TO GET *you* THERE



7 Bexley Road

Fishponds, Bristol, BS16 3SS

Offers In The Region Of £395,000



Hunters Estate Agents - Fishponds Office are delighted to offer this immaculate 3-bedroom semi-detached home maintained and improved by the recent owner to a high standard. This charming property offers many original features and character and is located within a little known cul-de-sac with good access to the many shops and services along Fishponds Road. Ideally suited to professionals and young families. This property offers dual off-street parking, a lovely rear garden backing onto open sports playing fields and a unique garden workshop. The property offers three Bedrooms and a Bathroom on the first floor. On the ground floor there is a Lounge, 2nd Sitting/Dining room, Breakfast room and Kitchen. Hunters Exclusive - recommended viewing.



Entrance

UPVC double glazed and multi paned entrance door into entrance porch, feature stone laid floor, tiled walls, inner multi paned door into ...

Hall

Stair case to first floor, radiator, double glazed window to side, cupboard containing an electric consumer unit, built in coat cupboard.

Lounge 11'4" x 11'3" (3.46m x 3.44m)

Radiator, feature fireplace surround with a built in Baxi Bermuda gas fire, UPVC double glazed window to rear with a lovely outlook onto the rear garden and beyond, decorative archway opening into ...

Second Sitting Room/Dining Room 12'1" x 11'6" (3.70m x 3.51m)

Dimension maximum overall UPVC double glazed bay window, radiator. Door from hall into ...

Breakfast Room 8'1" x 5'10" (2.47m x 1.80m)

Fitted china display cabinet and under stairs cupboard storage, window to side, opening into ...

Kitchen 9'2" x 7'3" (2.80m x 2.21m)

Fitted with a range of pine fronted wall, floor and drawer storage units with brass effect handles to incorporate a built in double oven, inset glass topped hob and concealed extractor, rolled edged working surfaces, splash back tiling, UPVC double glazed window to rear with a lovely outlook onto the rear garden and beyond, radiator, integrated fridge and washing machine, UPVC double glazed door leading onto the rear garden.

First Floor Landing

Window to side, access to insulated and largely boarded roof space.

Bedroom 1 12'2" x 9'8" (3.73m x 2.96m)

Dimension maximum overall into a UPVC double glazed bay window, dimension maximum overall to include one wall to wall fitted with built in wardrobes with overhead cupboards, radiator, wall mounted gas fired boiler for domestic hot water and central heating (installed November 2023).

Bedroom 2 10'6" x 7'4" (3.22m x 2.26m)

Dimension to exclude double built in wardrobes to recess with overhead cupboards, radiator, UPVC double glazed window to rear with a lovely open outlook onto the rear garden and sports playing field beyond.

Bedroom 3 8'7" x 7'6" (2.64m x 2.30m)

UPVC double glazed window with a lovely open outlook onto the rear garden towards sports playing fields, radiator.

Bathroom 6'2" x 5'5" (1.88m x 1.66m)

Luxury appointed with a white suite of pannelled bath with brass effect mixer shower attachment over, low level w.c. with wood effect seat, pedestal wash basin, fully tiled walls, vinyl floor covering, radiator, UPVC double glazed and frosted window to front,

Exterior

Off Street Parking/Driveway

Directly in front of the property is a paved and brick laid hard standing suitable for the off street parking of two vehicles.

Garden

Arranged principally to the rear of the property and particular feature of the sale providing an initial paved/brick laid patio extending onto two sections of level lawn with brick edged and raised borders with further raised and paved terrace at the far end adjoining sports playing field. Within the rear garden is a detached garden summer house/work shop with power and light, window to side. A paved pathway leads to the side of the property with pedestrian gate opening onto the front, outside tap.

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.

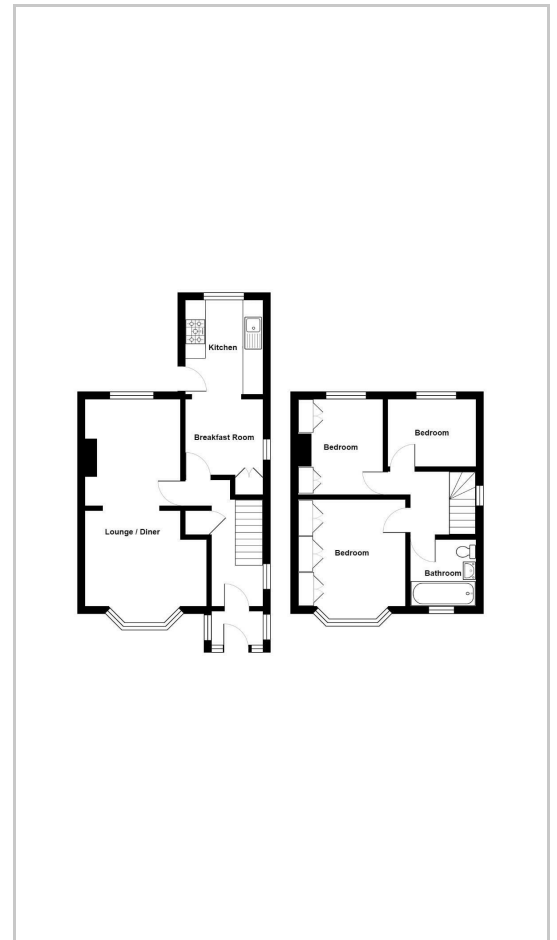
764 Fishponds Road, Fishponds, BS16 3UA

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

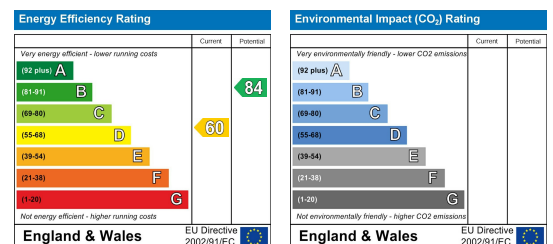
Area Map



Floor Plans



Energy Efficiency Graph



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