



Russell Road,
Fishponds,
BS16 3PH

£425,000

 4  2  2  D

Hunters are delighted to offer for sale this highly spacious 4 bedroom Victorian mid terrace property located in a position within easy reach of the Bristol/Bath cycle path, Lodge Causeway and Fishponds high street offering a wide range of shops. This fabulous period home would suit many buyers to include, families and first time buyers. The property briefly comprises to the ground floor, a generous lounge into dining room, a kitchen/diner and downstairs cloakroom. To the first floor there are 3 bedrooms and bathroom along with the master bedroom to the 2nd floor commanding lovely rear views having its own contemporary ensuite shower room. Further benefits include dg windows, gas central heating, a lovely rear garden and outhouse/shed with rear pedestrian gated access. We would highly recommend an internal viewing.



ENTRANCE

Paneled door to..

HALLWAY

Radiator, natural wood flooring, stairs to first floor.

LOUNGE/DINER

LOUNGE 13'11" x 12'5"

Into bay and recess, UPVC double glazed bay window to front, natural wood flooring, radiator, opening into dining room.

DINING ROOM 13'8" x 10'0"

UPVC double glazed window to rear, radiator, natural wood flooring, space and area for table and chairs, built in dresser.

KITCHEN/DINER 18'9" x 8'9"

UPVC double glazed window to rear having pleasant outlook onto the rear garden, double glazed door to side leading to garden, radiator. Kitchen comprising of base and wall units including a one and quarter bowl sink, fitted gas hob with oven below and extractor over, space for washing machine, space for dining table and chairs, space for fridge freezer.

CLOAKROOM

Low level WC, wall mounted wash hand basin, natural wood floor.

FIRST FLOOR LANDING

Built in storage cupboard, stairs to second floor.

BEDROOM 4 12'5" x 8'9"

Double glazed window to rear having pleasant outlook and views onto rear garden, radiator, fitted skylight.

BEDROOM 3 11'5" x 10'2"

UPVC double glazed window to rear, pleasant outlook and views onto garden, radiator.

BEDROOM 2 15'7" x 13'10"

Into bay and recess with UPVC double glazed bay window to front, radiator.

BATHROOM

Opaque double glazed window to side. Comprising of paneled bath with overhead shower off man system, low level WC, wall mounted wash hand basin, chrome effect fitted towel rail, partly tiled throughout.

SECOND FLOOR

MASTER BEDROOM ONE 18'5" x 9'7"

UPVC double glazed window to rear having pleasant outlook and views onto nearby parkland, skylight fitted window to front, radiator, storage into eaves.

ENSUITE SHOWER ROOM

Opaque double glazed window to rear, contemporary fitted with low level WC, wall mounted wash hand basin with tiled splash back and chrome effect mixer tap, shower cubical with overhead shower off main system, chrome effect fitted towel rail.

EXTERIOR TO THE REAR

Lovely South West facing garden, outside tap, paved patio adjoining the property with steps leading to section which is mainly laid to lawn with mature and attracting planting including attractive rose bushes with further patio section located to the rear of the garden leading to outbuilding.

OUTBUILDING 14'4" x 9'3"

Double glazed door and window, roller shutter door leading to a security gated pedestrian rear access lane.

EXTERIOR TO THE FRONT

Modest garden which is mainly laid to chippings with paved pathway leading to front door.

Tenure: Freehold
Council Tax Band: B



- Highly spacious 4 bedroom Victorian mid terrace home
- Generous lounge into dining room
- Generous kitchen/diner
- Ideal family or first time buyer property
- Downstairs cloakroom
- Loft conversion/master bedroom with ensuite and fabulous views
- Lovely large rear garden
- Outhouse/shed with pedestrian gated rear access
- Internal viewing well recommended
- Within close distance to cycle track and various shops

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(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.