



22 Claverham Road

Fishponds, Bristol, BS16 2HS

Offers In The Region Of £333,200



Hunters are pleased to offer for sale this 1930's 3 bedroom mid terrace property located in a popular central Fishponds location within walking distance to Fishponds high street offering a wide range of shops, cafe's and supermarkets. This property is offered with no onward chain and would suit either first time buyers, buy to let investors or families. Internally this spacious property briefly comprises, a front reception, a 2nd reception/dining room and a modern gloss fitted kitchen. To the first floor there are 3 bedrooms and a modern fitted bathroom. Further benefits include, gas central heating, double glazed windows, off street parking, and a good size rear garden.



Entrance

Via double glazed double doors to inner vestibule with panelled door to ...

Hallway

Stairs to first floor, under stairs storage, fitted radiator.

Front Lounge/Reception 14'7" x 12'9" (4.45m x 3.90m)

Dimension into bay and recess. Double glazed bay window to front, fitted radiator.

Dining Room/Second Reception 13'1" x 11'5" (4.00m x 3.48m)

Double glazed window to rear, fitted radiator.

Kitchen 9'5" x 6'11" (2.89m x 2.13m)

Double glazed window to rear, double glazed door opening onto the garden, gloss fitted kitchen with base and wall fitted units with rolled top working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, space for fridge/freezer.

First Floor Landing

Bedroom 1 14 x 11 (4.27m x 3.35m)

Double glazed bay window to front, fitted radiator.

Bedroom 2 13'3" x 11'4" (4.04m x 3.47m)

Double glazed window to rear, fitted radiator, fitted wardrobe housing gas combination boiler serving central heating and hot water.

Bedroom 3 10'4" x 6'10" (3.16m x 2.10m)

Double glazed window to front, fitted radiator.

Bathroom

Opaque double glazed window to rear, modern suite with pannelled bath with overhead shower which runs off of the mains system, pedestal wash hand basin, low level w.c.

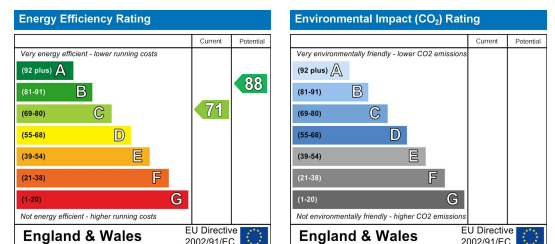
Exterior

To the front offers block paving and off street parking for one vehicle. To the rear has a storage outhouse with paved patio adjoining the property, steps leading to the remainder of the garden which laid to lawn, lap wood fenced borders and mature plants.

Area Map



Energy Efficiency Graph



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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