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27 New Buildings

Fishponds, Bristol, BS16 2BT

Offers In The Region Of £350,000



Hunters are delighted to offer for sale this lovely attractive late 1800's mid terrace 3 bedroom cottage having natural stone elevations. This delightful and well spaced home is located in a fabulous backwater position close to Thingwall Park while being within easy reach of Fishponds high street offering an array of shops. Internally the property briefly comprises, to the ground floor, a front lounge, a separate generous 2nd reception room with French doors, a modern re-fitted kitchen with underfloor heating and a contemporary fitted wet room with underfloor heating. To the first floor there are 3 bedrooms with the master having a luxury appointed shower room. Further benefits include gas central heating and an enclosed rear garden with rear access leading to a pedestrian access lane. Internal viewing recommended.



Entrance

Via cross leaded double glazed panelled door to ...

Hallway

Fitted radiator, stairs to first floor, engineered oak fitted wood flooring, decorative archway.

Lounge 11'9" x 11'5" (3.60m x 3.50m)

Cross leaded sash windows to front, arched bricked tiled feature fireplace with wood mantle surround.

Second Reception/Dining Room 14'9" x 13'1" (4.51m x 3.99m)

UPVC double glazed door to rear opening onto the garden, fitted radiator, engineered oak fitted wood flooring, space and area for table and chairs, fitted under stairs storage area currently used as office space.

Kitchen 8'5" x 6'5" (2.57m x 1.96m)

UPVC double glazed window to side, underfloor fitted electric heating, the kitchen comprising of modern refitted base and wall fitted units with rolled top working surfaces incorporating a single bowl sink, fitted gas hob with separate oven and grill, cupboard housing gas combination boiler serving central heating and hot water, space for fridge/freezer, plumbing for automatic washing machine.

Wet Room

Opaque double glazed window to side, underfloor fitted electric heating, contemporary fitted with low level w.c chrome effect heated towel rail, pedestal wash hand basin, over head shower which runs of the mains system, tiled throughout.

First Floor Landing

Bedroom 1 14'11" x 11'8" (4.56m x 3.56m)

Cross leaded sash window to front, period feature fireplace, wood grain effect fitted laminate flooring, fitted radiator.

Ensuite Shower

Contemporary fitted with double tray with shower over, low level w.c. sink with tiled splash back, chrome effect fitted towel rail.

Bedroom 2 11'0" x 7'3" (3.36m x 2.23m)

Double glazed window to rear, fitted radiator, feature fireplace.

Bedroom 3 11'1" x 6'11" (3.40m x 2.13m)

Double glazed window to rear, fitted radiator.

Exterior

To the rear has an enclosed garden with lap wood fenced borders with paved patio adjoining the property, the remainder is mainly laid to chippings with timber shed to rear, raised timber decked area allowing access through decking to pedestrian rear access lane. To the front has modest garden with natural stone walled borders and pathway leading to front door.

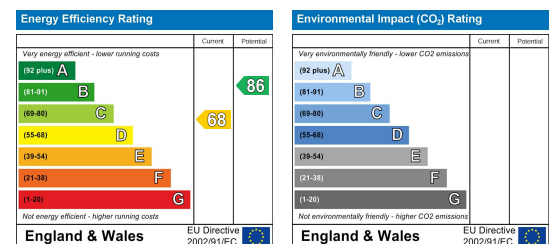
Area Map



Floor Plans



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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