

HUNTERS®

HERE TO GET *you* THERE



30 Maywood Crescent

Fishponds, Bristol, BS16 4AW

£400,000



Hunters are delighted to offer for sale this lovely circular bay fronted 1930's semi detached property located within a position having good access to both Fishponds and Staple Hill high streets with the Bristol to Bath cycle cycle track only a stones throw away. Internally this well maintained home offer good internal space suited to a wide range of buyers. To the ground floor there is a front lounge, a separate 2nd reception room, a kitchen/breakfast room, a utility area and modern fitted wet room. To the first floor there are 3 bedrooms and bathroom. Further benefits include, a carpeted/boarded loft space, an enclosed rear garden, off street parking and a good size garage. Internal inspection is highly recommended to appreciate everything on offer.



Entrance

Via opaque UPVC double glazed double doors to inner vestibule area with glazed panelled door to ...

Hallway

Stairs to first floor, fitted radiator, dado railing, under stairs storage cupboard.

Lounge 14'4" x 13'2" (4.39m x 4.02m)

Dimension into bay and recess. Double glazed circular bay window to front, fitted radiator, coal effect gas fire with decorative mantle surround.

Second Reception/Dining Room 14'7" x 12'0" (4.45m x 3.66m)

Dimension into bay and recess. Fitted radiator, double glazed bay window to rear, coal effect fitted gas fire with mantle surround.

Kitchen/Breakfast Room 17'8" x 6'7" (5.39m x 2.03m)

Double glazed window to side and double glazed door leading to garden, wood grain effect fitted laminate flooring, fitted radiator, space and area for table and chairs. The kitchen comprises of base and wall fitted units with rolled top working surfaces, tiled splash back, gas point for cooker, space for tumble dryer.

Utility Area 6'0" x 5'4" (1.83m x 1.65m)

Double glazed window to side, some base units with working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, tiled flooring.

Wet Room/Shower Room

Opaque double glazed window to rear, chrome effect fitted towel rail, sink into unit with cupboard below, low level w.c. overhead shower which runs off of the mains system, tiled throughout.

First Floor Landing

Double glazed window to side, access to loft space via a pull down ladder.

Bedroom 1 14'10" x 11'3" (4.54m x 3.45m)

Dimension into bay and recess. Circular bay double glazed window to front, fitted radiator, built in wardrobe.

Bedroom 2 12'7" x 12'3" (3.84m x 3.75m)

Double glazed window to rear, fitted radiator, built in cupboard housing combination boiler serving central heating and hot water.

Bedroom 3 8'8" x 7'4" (2.65m x 2.26m)

Double glazed window to front, fitted radiator.

Bathroom

Opaque double glazed window to side. Grey coloured suite comprising of panelled bath, pedestal wash hand basin, low level w.c. fitted radiator, partly tiled throughout.

Loft Space 14'7" x 11'10" (4.45m x 3.63m)

The loft is carpeted and boarded with storage into eaves, sky light window.

Exterior

To the rear has an enclosed garden which is mainly laid to lawn with attractive borders offering mature planting, ornamental pond and section laid to paving. Access to single garage, outside tap. To the front is blocked paved with off street parking for several vehicles.

Garage 20'8" x 12'11" (6.30m x 3.95m)

Power and light.

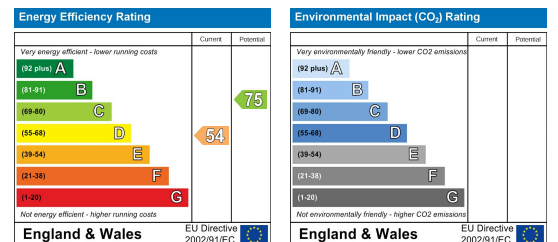
Area Map



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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