

HUNTERS[®]

HERE TO GET *you* THERE



14 Courtfield Grove

Fishponds, Bristol, BS16 2DS

£365,000



Hunters are delighted to offer for sale this immaculate 3 bedroom semi detached property located in a lovely residential no through road positioned within close distance to local amenities and shops. Internally this very well maintained home offer well spaced rooms with modern decorations. This superb property would suit either first time buyers or families and briefly comprises to the ground floor, a front lounge with coal effect fitted gas fire, and a fabulous kitchen diner with French doors opening up onto the rear garden. To the first floor there are 3 bedrooms and a luxury appointed contemporary fitted shower room. Further benefits include gas central heating, dg windows, off street parking, a single attached garage and an attractive rear garden with side pedestrian access. An internal viewing is highly recommended.



Entrance

Via crossed leaded sliding double glazed doors to inner vestibule with opaque double glazed door to ...

Hallway

Stairs to first floor, fitted radiator, wood grain effect fitted laminate floor, under stairs built in storage.

Lounge 12'11" x 12'5" (3.95m x 3.80m)

Cross leaded double glazed window to front, coal effect fitted gas fire with polished hearth and bath stone effect mantle surround, fitted radiator.

Kitchen/Diner 18'9" x 10'11" (5.74m x 3.33m)

UPVC double glazed sliding doors to rear opening onto rear garden and separate cross leaded double glazed window to rear. A modern fitted kitchen with a good range of base and wall fitted units with tiled splash back, working surfaces incorporating a circular bowl sink and drainer, integral dishwasher, freezer, separate oven and grill, center island with seating under and work surface incorporating a fitted induction hob, space and area for table and chairs, wood grain effect fitted laminate floor.

First Floor Landing

Cross leaded double glazed window to side, access to loft space.

Bedroom 1 12'11" x 11'3" (3.94m x 3.45m)

Cross leaded double glazed window to front, fitted radiator, mirror fitted wardrobes with hanging and shelving.

Bedroom 2 11'0" x 10'10" (3.37m x 3.32m)

Cross leaded double glazed window to rear, fitted radiator, built in cupboard.

Bedroom 3 9'8" x 7'5" (2.97m x 2.27m)

Cross leaded double glazed window to front, fitted radiator.

Shower Room

Luxury appointed contemporary suite with fitted double shower tray with overhead shower and separate extra large chrome fitted shower head which runs off of the mains system, cross leaded opaque double glazed window to front, low level w.c. sink into storage unit with cupboard below with working surface, tiled fitted flooring, partly tiled throughout, chrome effect heated towel rail.

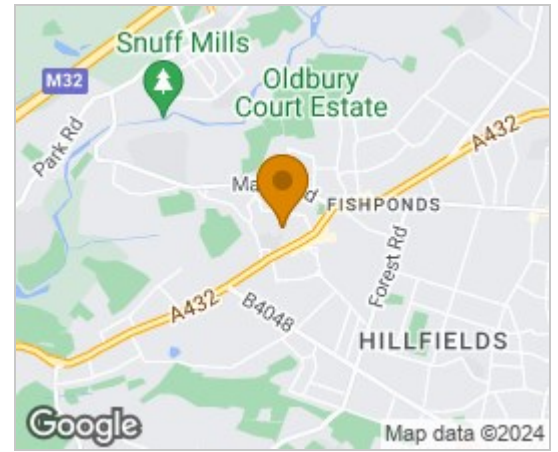
Exterior

To the rear has a paved patio adjoining the property, the remainder has raised further paved patio section with bedding to side offering mature and attractive planting with further section to the side, offering paved area and side access via gate leading to front. To the front has block paved driveway offering off street parking for two vehicles leading to single detached garage.

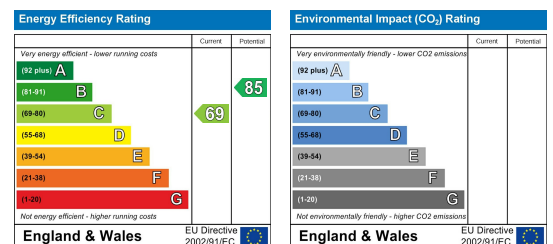
Garage 15'7" x 7'10" (4.76m x 2.40m)

Up and over door, power and light.

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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