



Manor Road,
Fishponds,
BS16 2EL

£425,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this highly spacious 3 bedroom 1950's style mid terraced home with outstanding south facing rear garden, detached garage and additional hardstanding. This beautifully presented property has been modernised and refurbished by the present occupiers and would make a great home for families or first time buyers. Located in central Fishponds, this superb property is within walking distance to the high street offering a wide range of shops and cafe's along with bus routed leading to Bristol centre. To the ground floor there are 2 generous reception rooms, a modern kitchen, a downstairs cloakroom and shower room. To the first floor there are 3 good size bedrooms and a luxury appointed bathroom. Further benefits include Upvc dg windows, gas central heating, a south facing rear garden, a detached garage with hardstanding and a front garden. Internal viewing is highly recommended.



ENTRANCE

Double glazed paneled door to..

HALLWAY

Stairs to first floor, radiator, decorative leaded stained glass feature window, under stairs storage, wood grain effect fitted laminate floor.

LOUNGE/DINER

LOUNGE 14'10" x 12'4"

UPVC double glazed bay window to front, radiator, wood grain effect laminate flooring, contemporary coal effect fitted gas fire with polished hearth and Bath stone effect mantle surround.

DINING ROOM 12'4" x 10'11"

UPVC double glazed French doors to rear opening onto rear garden with pleasant views, radiator, wood grain effect laminate flooring, space and area for table and chairs.

KITCHEN 14'8" x 7'3"

Built in understairs cupboard, UPVC double glazed window to side, modern fitted kitchen with a good range of base and wall fitted units with beach block effect wood working surfaces with decorative tiled splash back incorporating a fitted gas hob with oven below and extractor over, space for fridge freezer, fitted double bowl sink with mixer tap over, plumbing for automatic washing machine and dishwasher.

INNER VESTIBULE AREA

Double glazed door to rear leading to garden.

CLOAKROOM

Double glazed window to rear, modern fitted with low level WC, pedestal wash hand basin with tiled splash backs, radiator, partly tiled throughout.

SHOWER ROOM

Double glazed window to rear, chrome effect heated towel rail, shower cubical with overhead Triton shower.

FIRST FIRST LANDING

Access to roof space via a pull down aluminium ladder.

BEDROOM 1 14'11" x 9'3"

UPVC double glazed bay window to front, radiator.

BEDROOM 2 12'3" x 9'3"

UPVC double glazed window to rear with pleasant outlook onto rear garden, radiator, cupboard housing Potterton gas combination boiler serving central heating and hot water.

BEDROOM 3 9'4" x 7'3"

UPVC double glazed window to front, radiator.

BATHROOM 7'2" x 5'5"

Opaque UPVC double glazed window to rear, chrome effect heated fitted towel rail, luxury appointed suite with curved paneled bath having overhead double shower off main system, low level WC, sink into drawer unit.

EXTERIOR

Has a generous 100ft South facing rear garden which has paved patio initially adjoining the property with the remainder laid to lawn having lap wood fenced borders, timber decked section located to the rear of the garden with access onto garage.

DETACHED GARAGE 18'0" x 8'11"

With access onto a vehicular rear lane and further hardstanding offering off street parking for 1 vehicle.

TO THE FRONT

Has modest front garden which is mainly laid to paving with wrought iron gate leading onto pathway leading to front door.

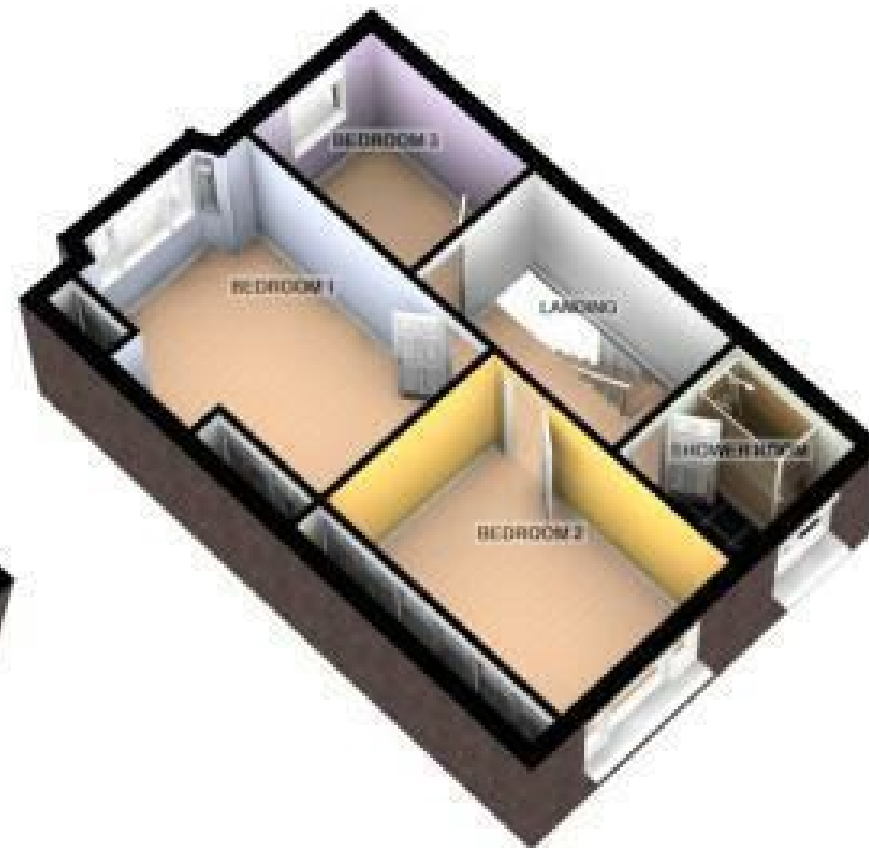
Tenure: Freehold
Council Tax Band: C



GROUND FLOOR
APPROX. FLOOR
AREA 54.1 SQ.M.
(582 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.2 SQ.M. (1078 SQ.FT.)

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1ST FLOOR
APPROX. FLOOR
AREA 46.1 SQ.M.
(496 SQ.FT.)

- A 1950's mid terraced home
- Beautifully modernised throughout
- 3 good size bedrooms
- 2 generous reception rooms
- Modern fitted kitchen
- Contemporary fitted downstairs cloakroom and shower room
- Highly spacious accommodation
- Large south facing rear garden
- Detached garage and hardstanding
- First floor luxury appointed bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.