



44a Symington Road

Fishponds, Bristol, BS16 2LL

£495,000



Hunters are delighted to offer for sale this detached 3 bedroom property located in a highly sort after position within walking distance to Vassalls Park and Fishponds high street offering many shops and cafe's. This well spaced home requires modernising throughout suited to families or DIY enthusiasts and has accommodation briefly comprising a front lounge, a 2nd reception room, a fitted kitchen, a separate utility room and shower room. To the first floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, off street parking, a rear garden and large detached garage.



ENTRANCE

Double glazed double doors to..

PORCH

Opaque glazed paneled door to..

HALLWAY

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

LOUNGE 15'5" x 10'11" (4.70m x 3.34m)

UPVC double glazed circular bay window to front, wood grain effect laminate flooring, radiator.

DINING ROOM/SECOND RECEPTION 14'3" x 10'9" (4.35m x 3.29m)

Window to rear, wood grain effect laminate flooring, radiator.

KITCHEN 13'11" x 8'0" (4.25m x 2.45m)

Double glazed window to side, base and wall fitted units with tiled splash back and working surface incorporating a one and quarter bowl sink, gas point for cooker, radiator, tiled floor.

UTILITY ROOM 12'1" x 10'0" widening to 15'0" (3.69m x 3.07m widening to 4.58m)

Double glazed window to rear and double glazed door leading to garden, base and wall fitted units with working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, space for fridge freezer, radiator, built in storage cupboard.

SHOWER ROOM

Comprising of low level WC, pedestal wash hand basin, shower tray with overhead electric shower.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side.

BEDROOM 1 15'8" x 11'1" (4.80m x 3.39m)

Circular double glazed bay window to front, radiator.

BEDROOM 2 12'2" x 11'11" (3.71m x 3.65m)

Double glazed window to rear, radiato.

BEDROOM 3 8'0" x 7'7" (2.46m x 2.32m)

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear. Bathroom suite comprising of corner whirlpool bath, low level WC, radiator, sink into storage unit.

EXTERIOR

TO THE FRONT

Access via wrought iron gate leading to mainly block paved modest garden with pathway leading to front door. There is side vehicular access that takes you to the garage and rear garden.

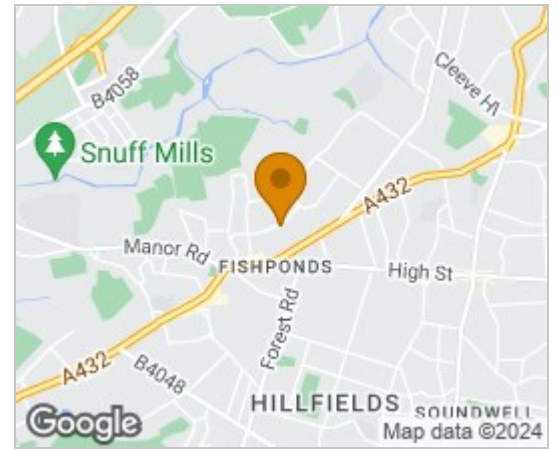
TO THE REAR

Has block paved section initially adjoining the property offering off street parking with a rear garden that is mainly laid to lawn with lapwood fenced borders and mature planting.

DOUBLE GARAGE 21'10" x 18'6" (6.67m x 5.65m)

With power, light and up and over door.

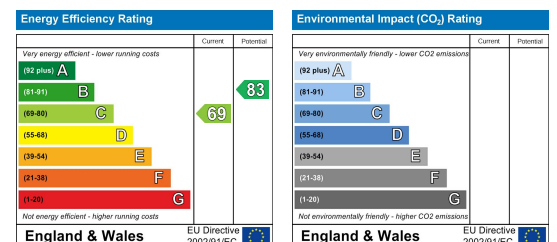
Area Map



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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