





# Downend Road, Fishponds, BS16 5AR

£435,000



Hunters are delighted to offer for sale this highly substantial and individual 3 double bedroom period end terrace property located in a position close to Fishponds high street. This highly spacious home would suit many buyers and offers some period character. Internally to the ground floor there are 2 separate reception rooms, a kitchen with separate utility room and bathroom. To the first floor there are 3 double bedrooms and bathroom. Further benefits include, gas central, double glazed windows and a rear garden offering off street parking. Viewing recommended.





## ENTRANCE

Double glazed door to..

## HALLWAY

Stairs to first floor, under stairs storage with staircase leading to basement.

## BASEMENT (measurements to follow)

With light.

## LOUNGE 18'8" x 13'5"

Double glazed window to front and side, radiator.

## DINING ROOM 13'5" x 13'1"

Double glazed French doors to rear, radiator, decorative ceiling rose, period fitted dresser, stunning period fireplace with decorative tiled sides and mantle surround.

## KITCHEN 12'9" x 12'9"

Double glazed window to side, radiator, gloss fitted kitchen with base and wall fitted units with working surfaces incorporating a one and quarter bowl sink, space for cooker, space for fridge freezer, plumbing for dishwasher.

## UTILITY ROOM 8'7" x 6'4"

Double glazed window to rear, plumbing for washing machine, fitted base unit incorporating a single bowl sink.

## BATHROOM

Comprising of paneled bath with overhead electric shower, low level WC, pedestal wash hand basin, wall mounted Baxi boiler serving central heating and hot water.

## FIRST FLOOR LANDING

Access to loft space

## BEDROOM 1 18'11" x 12'11"

Double glazed window to front and side, radiator, feature fireplace.

## BEDROOM 2 13'5" x 9'3"

Double glazed window to rear, 2 built in double wardrobes, radiator.

## BEDROOM 3 12'2" x 10'10"

Double glazed window to side, radiator.

## BATHROOM

Modern suite with paneled bath having overhead shower, low level WC, sink into storage unit with cupboard below.

## EXTERIOR TO THE TO THE REAR

Mainly laid to chippings with vehicle access to the side allowing parking for several vehicles.

Tenure: Freehold  
Council Tax Band: B



Area: 20.7 m<sup>2</sup> ... 223 ft<sup>2</sup>

- Highly spacious period end terrace property
- Individual and rewarding home
- 3 double bedrooms
- 2 generous separate reception rooms
- Modern fitted kitchen
- Utility room
- 2 separate bathrooms, (ground and first floor)
- Off street parking
- Rear garden with potential
- Viewing recommended

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.