

# HUNTERS®

HERE TO GET *you* THERE



## FFF, 484a Fishponds Road

Fishponds, Bristol, BS16 3DU

Offers In The Region Of £237,500



Hunters Estate Agents - Fishponds office are delighted to offer this superb Victorian 2 bedroom First Floor Flat providing stunning and tastefully presented accommodation throughout with a unique style and great comfort. This superior home offers spacious and well proportioned accommodation arranged on the first floor of this impressive Victorian terrace. A particular feature of the sale is the generous open plan arranged Lounge/Dining room, stylish kitchen/breakfast room and luxury white bathroom. in this prominent High Street position within close proximity to Eastville and Thingwall Parks together with good transport links and the Bristol/Bath cycle path. This home benefits from gas heating and Upvc double glazing throughout. Suited to First time buyers, professionals and buy to let investors.

Hunters Exclusive - recommended viewing.





## ENTRANCE

Communal entrance door into..

## COMMUNAL HALL

Feature laminate wood grain effect floor, cupboards containing electric meters, fitted coat hooks, staircase to..

## SPACIOUS SPLIT LEVEL LANDING

OPEN PLAN LOUNGE/DINING ROOM 16'11" x 14'1" (5.16m x 4.30m )

Maximum overall into a UPVC double glazed bay window and shelved alcoves, radiator, feature laminate wood grain effect floor, built in cupboard.

KITCHEN 10'4" x 9'7" (3.17m x 2.93m)

Fitted with a comprehensive range of timber grain effect fronted wall, floor and drawer storage units to incorporate a built in Hotpoint oven, inset glass topped hob and extractor canopy over, fitted island breakfast bar, radiator, vinyl floor covering, single drainer stainless steel sink unit with mixer taps over, 2 UPVC double glazed windows, integrated dishwasher and fridge/freezer, concealed ceiling spotlights, Vaillant combination gas fired boiler for domestic hot water and central heating.

BEDROOM 1 10'10" x 10'4" (3.31m x 3.15m )

Minimum to exclude one wall to wall fitted with sliding door wardrobes, radiator, UPVC double glazed window to rear with pleasant green outlook.

BEDROOM 2 9'8" x 7'4" (2.96m x 2.24m )

UPVC double glazed window to side, access to roof space, radiator.

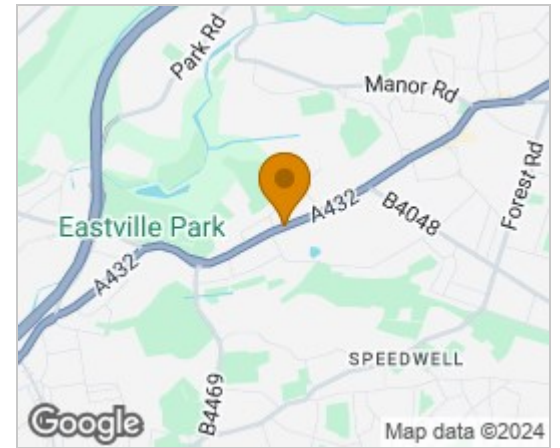
BATHROOM 7'3" x 5'6" (2.21m x 1.70m )

Stylish white suite of paneled bath with fitted Mira shower, pedestal wash basin and low level WC, UPVC double glazed and frosted window to side, concealed ceiling spotlights, feature tiled walls, vinyl floor covering, radiator.

## TENURE

Understood to be the remainder of a 999 year lease. It is understood that the first floor flat owner has responsibility for the ground floor and visa versa. There is no service charge payable.

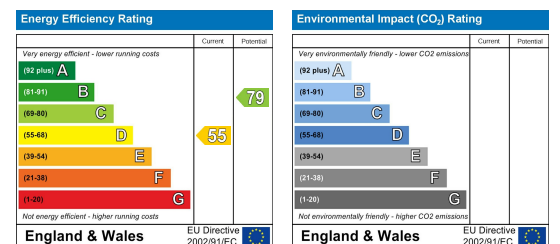
## Area Map



## 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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