

HUNTERS[®]

HERE TO GET *you* THERE



35 Lewington Road

Fishponds, Bristol, BS16 4AB

Guide Price £200,000



Hunters Estate Agents - Fishponds office are delighted to offer this period 2 bedroom terraced cottage requiring general refurbishment, modernisation and improvement. Offering outstanding potential this home provides spacious and well proportioned accommodation. Ideally suited to DIY enthusiasts, professionals, contractors and Buy to let investors. The property occupies a desirable location, just off Staple Hill road, within a convenient distance from both Fishponds and Staple Hill High Street shops and services. The property has previously seen improvement and now needs a new perspective. This home offers on the extended ground floor a Hall, Lounge, Dining/2nd Sitting room, Kitchen and Shower room. On the first floor there are 2 bedrooms (one with en-suite shower room). Externally the property benefits from an enclosed rear garden requiring clearing and landscaping.

Call Fishponds Office for specific viewing times. All 'FIRST AND FINAL' bids for this property must be received by the Fishponds Office by email on or before Monday 12th August at 1pm.

Hunters Exclusive - Recommended viewing.



Entrance

Composite entrance door into ...

Hallway

Staircase to first floor, radiator, cupboard containing gas and electric meters, timber grain effect floor.

Lounge 11'11" x 9'5" (3.64m x 2.88m)

Former fireplace opening, UPVC double glazed windows to front, radiator.

Second Sitting/Dining Room 15'0" x 10'2" (4.59m x 3.10m)

Radiator, built in gas fire, (not tested), recess beneath staircase, UPVC double glazed French doors onto the rear garden, door into ...

Kitchen 12'8" x 7'4" (3.88m x 2.25m)

Fitted with a range of built in timber grain fronted wall, floor and drawer storage cupboards, stainless steel sink unit, tiled floor, UPVC double glazed window to size, splash back tiling, door opening rear lobby, UPVC double glazed door onto rear garden.

Shower Room 7'3" x 5'6" (2.23m x 1.68m)

White suite of low level w.c. pedestal wash basin, independent cubicle with a built in thermostatically controlled shower, (not tested) splash back tiling and tiled floor, electric bar heater, UPVC double glazed and frosted window to rear, radiator.

First Floor Landing

Bedroom 1 10'4" x 9'4" (3.15m x 2.85m)

Timber grain effect floor, radiator, UPVC double glazed window to rear, access to roof space, archway opening into ...

Ensuite Shower Room 7'6" x 5'1" (2.30m x 1.55m)

White suite of low level w.c. pedestal wash basin, thermostatically controlled shower (not tested), radiator, UPVC double glazed and frosted window to rear.

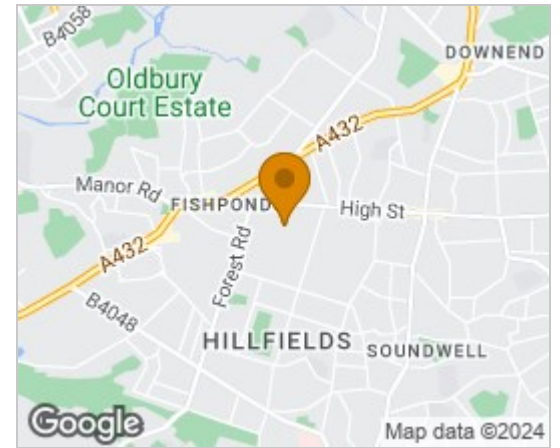
Bedroom 2 15'1" x 9'4" (4.60m x 2.85m)

UPVC double glazed window to front, radiator, built in airing cupboard with hot water cylinder (not tested).

Exterior

Garden - The garden is arranged exclusively to the rear of the property and requires general landscaping and improvement.

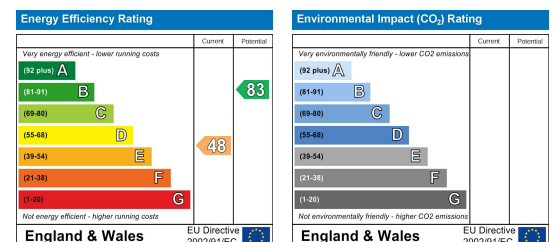
Area Map



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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