

HUNTERS®

HERE TO GET *you* THERE



7 Mendip View Avenue

Fishponds, Bristol, BS16 3QF

Offers In Excess Of £300,000



Hunters Estate Agents - Fishponds Office are delighted to offer this spacious 3 bedroom mid terraced home occupying a position within a no through road, just of Lodge Causeway. Close to local amenities together with the Bristol/Bath cycle path, this home is only 1 of 8 similar terraced houses. Ideally suited to professionals, first time buyers and families alike. This home features a spacious Living room and large open plan arranged Kitchen/Dining room, alongside a downstairs Bathroom. On the first floor there are 3 bedrooms. The property benefits from UPVc double glazing, a modern gas fired boiler and an enclosed rear garden. Genuine sale - owners found. Recommended viewing. Hunters Exclusive.



GROUND FLOOR

Georgian style UPVC double glazed entrance door into...

HALL

Staircase to first floor, radiator.

LOUNGE 13'5" x 10'4" (4.11m x 3.17m)

UPVC double glazed window to front, timber surround fireplace with a built in real flame gas fire (not tested) upon a marble effect hearth.

KITCHEN/DINING ROOM 13'3" x 11'10" (4.04m x 3.61m)

Fitted with a range of timber grain effect fronted wall, floor and drawer storage cupboards with rolled edged working surfaces, space for washing machine, tumble dryer and upright fridge/freezer, vinyl floor covering, built in oven, gas inset hob and concealed extractor above, single drainer stainless steel sink unit, radiator, UPVC double glazed window with outlook onto the rear garden, recess and cupboard beneath staircase, door into....

REAR LOBBY

UPVC double glazed and frosted door onto rear garden, door into...

BATHROOM 10'8" x 7'3" (3.27m x 2.22m)

White suite of paneled bath with mixer shower attachment over, vanity wash basin and low level WC, radiator, dual aspect UPVC double glazed and frosted windows to side and rear, fully tiled walls, vinyl floor covering, tiled enclosure with a fitted Triton shower unit.

FIRST FLOOR LANDING

BEDROOM ONE 12'0" x 8'6" (3.67m x 2.61m)

Dimension minimum to exclude 2 double built in wardrobes, radiator.

BEDROOM 2 11'10" x 9'7" (3.62m x 2.93m)

UPVC double glazed window to rear, dimension minimum to exclude 2 built in double wardrobes with ceiling height cupboards over (1 containing a Vaillant combination gas fired boiler for domestic hot water and central heating)

BEDROOM 3 8'7" x 6'4" (2.62m x 1.94m)

UPVC double glazed window to front, radiator.

EXTERIOR

GARDEN

Arranged exclusively to the rear of the property providing concrete and laid surfaces with a rear pedestrian gate opening onto a secure rear vehicular lane.

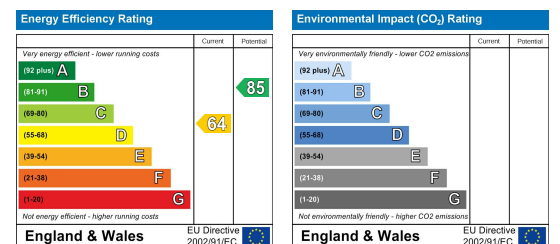
Area Map



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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