



Hinton Road,
Bristol,
BS16 3UN

£475,000



Hunters are pleased to offer for sale this spacious previously HMO period 4/5 bedroom semi detached property located within a minutes walk to Fishponds high street offering many shops, supermarkets and cafe's. This property has the benefit of being offered with vacant possession and would either make a great buy to let investment or family home. A bus stop is also close by with regular buses taking you to Bristol centre. Internally the property briefly comprises to the ground floor, a front reception room/bedroom 5, a shower room and an open plan kitchen/dining room with lounge area. To the first floor there are 3 bedrooms and shower room along with a further double bedroom to the 2nd floor. Further benefits include a rear garden. Viewing recommended.



ENTRANCE

Glazed paneled door to..

HALLWAY

Radiator, natural wood fitted floor, stairs to first floor.

LOUNGE/BEDROOM 14'0" x 12'0"

Wood framed double glazed window to front, radiator, picture rail.

KITCHEN/DINER/COMMUNAL ROOM 24'11" x 17'1" at widest point

Double glazed window to rear.

LOUNGE AREA

Natural wood flooring, radiator.

KITCHEN/DINING ROOM AREA

Space and area for table and chairs. Kitchen comprising of base and wall fitted units with working surfaces incorporating a single bowl sink, fitted electric hob with extractor over and oven below, tiled splash back, plumbing for automatic washing machine.

SHOWER ROOM

Comprising of low level WC, cubical with overhead shower, wall mounted wash hand basin, tiled floor, window to side.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM 4 9'3" x 9'1"

Double glazed window to rear, radiator, feature fireplace.

BEDROOM 3 14'0" x 10'11"

Window to rear, natural wood flooring, radiator.

BEDROOM 2 13'10" x 12'0"

Bay window to front, radiator, natural wood flooring.

SECOND FLOOR LANDING

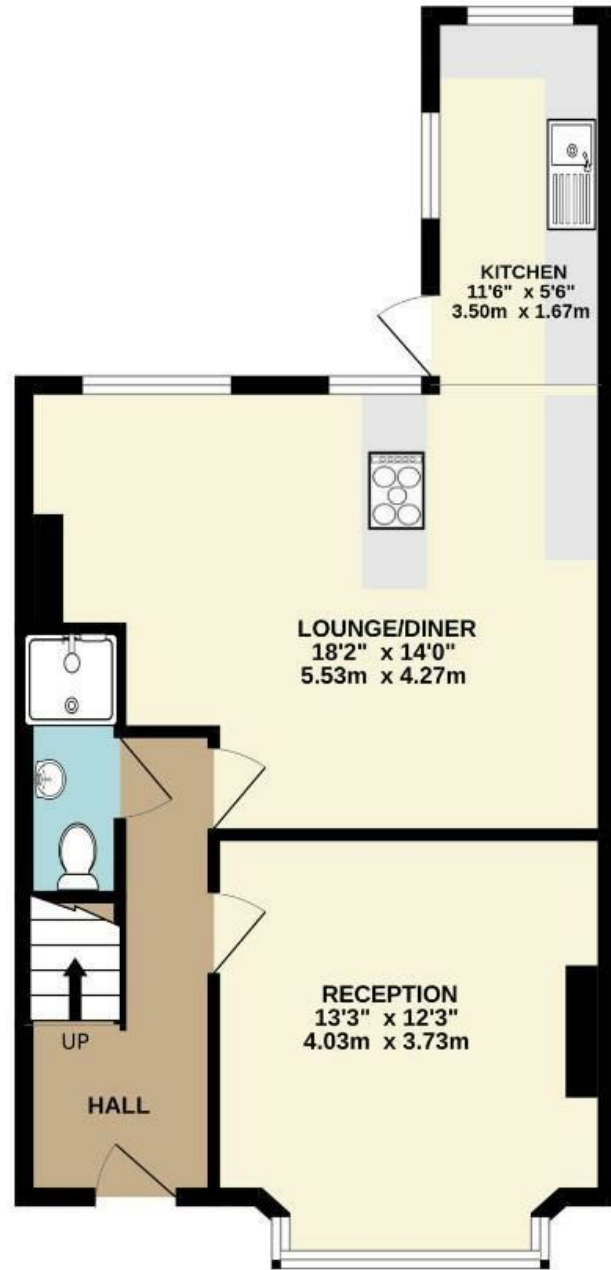
MASTER BEDROOM 17'5" x 15'10"

Fitted wardrobes, wood grain effect laminate flooring, skylight windows to rear.

EXTERIOR TO THE REAR

Low maintenance enclosed garden with concrete area adjoining property the remainder is laid to chippings with outhouse storage building. There is also pedestrian access via side gate leading onto pedestrian access lane.

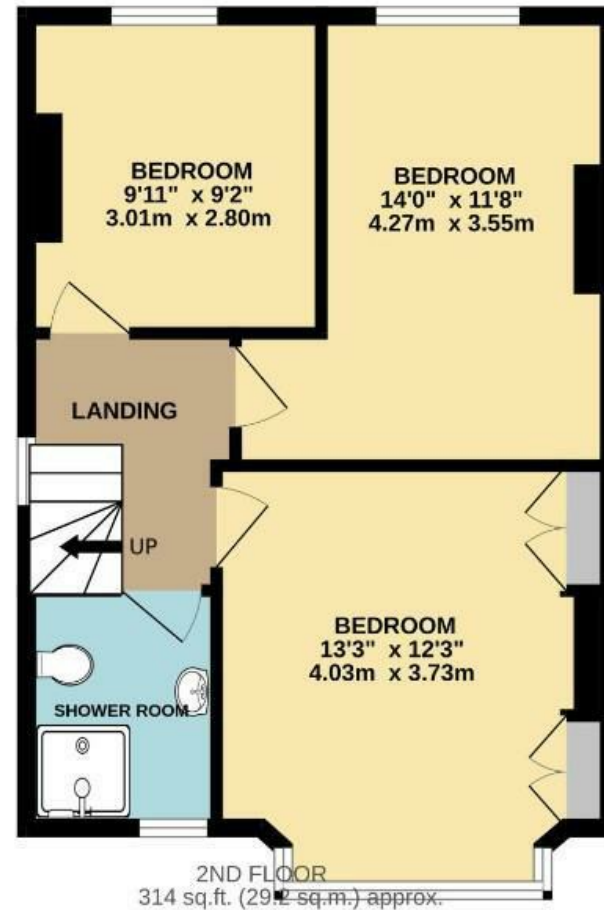
GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



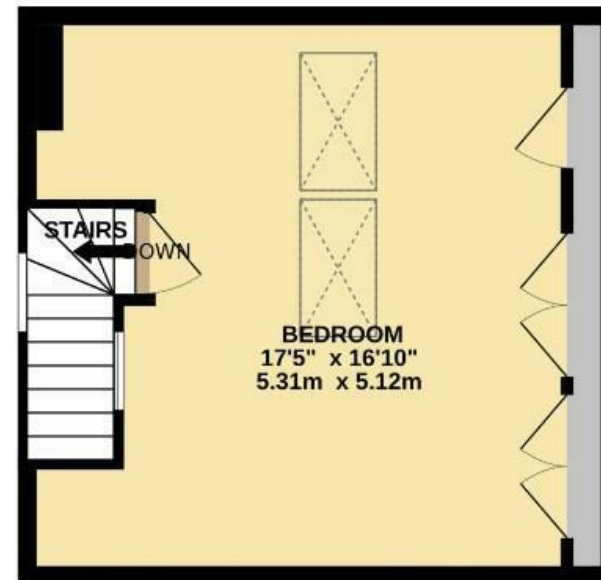
TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



Tenure: Freehold
Council Tax Band: B

- 5 bedroom HMO semi detached property
- Within minutes to Fishponds high street
- Front lounge
- Open plan kitchen/dining with lounge area
- Downstairs shower room
- Enclosed rear garden
- Ideal family or buy to let investment
- Offered with vacant possession
- First floor shower room
- HMO licensed till 2027

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.