





786 Fishponds Road,  
Bristol,  
BS16 3TT  
Offers In The Region Of  
£180,000

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CASH BUYERS ONLY..Hunters Estate Agents - Fishponds Office are delighted to offer this superb 2 bedroom first floor flat within this period conversion, in the heart of Fishponds. This eye catching and fashionable home forms part of an 'Old Post Office' conversion which retains considerable character and a lovely atmosphere. Ideally suited to first time buyers, professionals and Buy to let investors alike. This stylish home located above the pub and thriving High Street offers considerable style and space to include a stunning open plan arranged Kitchen/Living room, double Bedroom and contemporary Bathroom. A combination of feature wood block floors and high 3m ceilings contribute to the sense of space and modern industrial style. Located in the heart of Fishponds, moments from a range of independent retailers, services, eateries and cafes. The property is within just two miles of the M32 with its access to M4 & M5 motorway networks. The UWE Glenside campus is within half a mile. Hunters Exclusive - recommended viewing.





#### Entrance

Communal entrance door into communal hall, stairs and landing. Private entrance door into Flat 3.

#### Hall

Feature parquet flooring, concealed ceiling spot lights, radiator.

#### Open Plan Arranged Kitchen/Living 15'7" x 14'6"

Fitted with an attractive range of high gloss cream fronted wall, drawer and floor storage cupboards with stainless steel effect handles, space for fridge, dishwasher and washing machine, built in oven, inset gas hob with extractor above, wood block effect working surfaces, concealed ceiling spot lights, dual aspect UPVC double glazed and multi paned sash windows, two radiators, feature parquet wood floor.

#### Bedroom 1 11'8" x 9'4"

Feature parquet wood floor, radiator, significant height UPVC multi paned sash style windows to front.

#### Bathroom 11'0" x 4'7"

A white suite of panelled bath with an integrated shower over and glazed screen along side, ceiling extractor, low level w.c. with wood effect seat, pedestal wash hand basin, concealed ceiling spot lighting, heated towel rail, feature parquet wood flooring.

#### Bedroom 2 11'7" x 7'11"

Significant height UPVC double glazed and multi paned sash windows to front, feature parquet wood floor, radiator.

#### Tenure

Understood to be the remainder of a 999 year lease from 2004. There is a current monthly service charge payable in the order of £157.40 per month. This includes the buildings insurance cover.

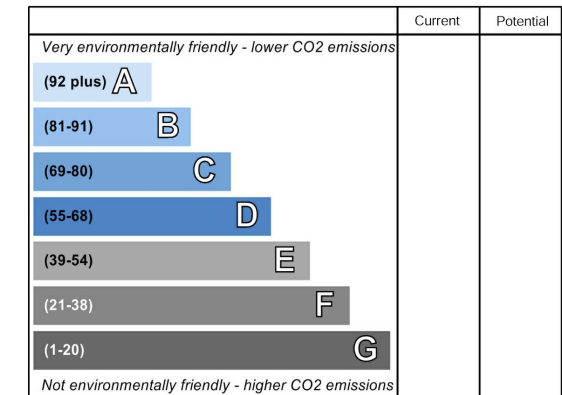
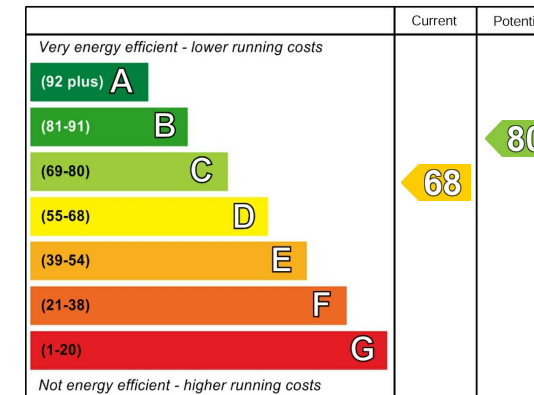
Tenure: Leasehold  
Council Tax Band: B



- A superb 2-bedroomed converted flat
- Contemporary apartment with magnificent ceilings, windows and views
- Suited to Cash buyers
- Located above the Old Post Office Tavern
- Suited to Buy to let investors and professionals
- Impressive open plan arranged Lounge/Dining/Kitchen space
- 2 well proportioned bedrooms
- At the heart of Fishponds
- Modern white bathroom suite
- Hunters Exclusive - recommended viewing

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 CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> 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.