

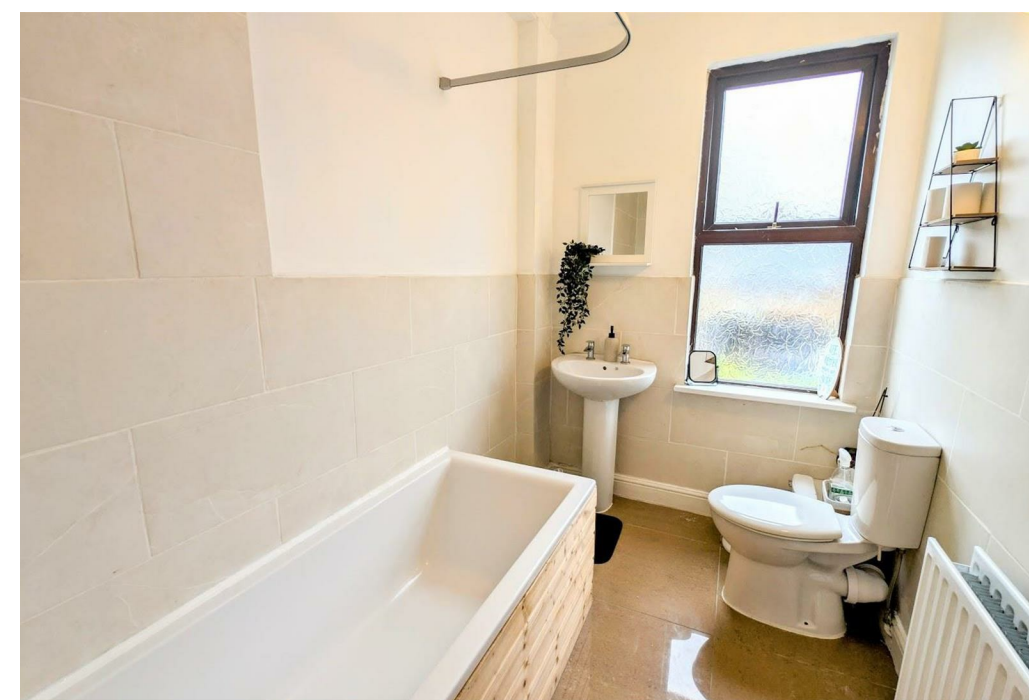
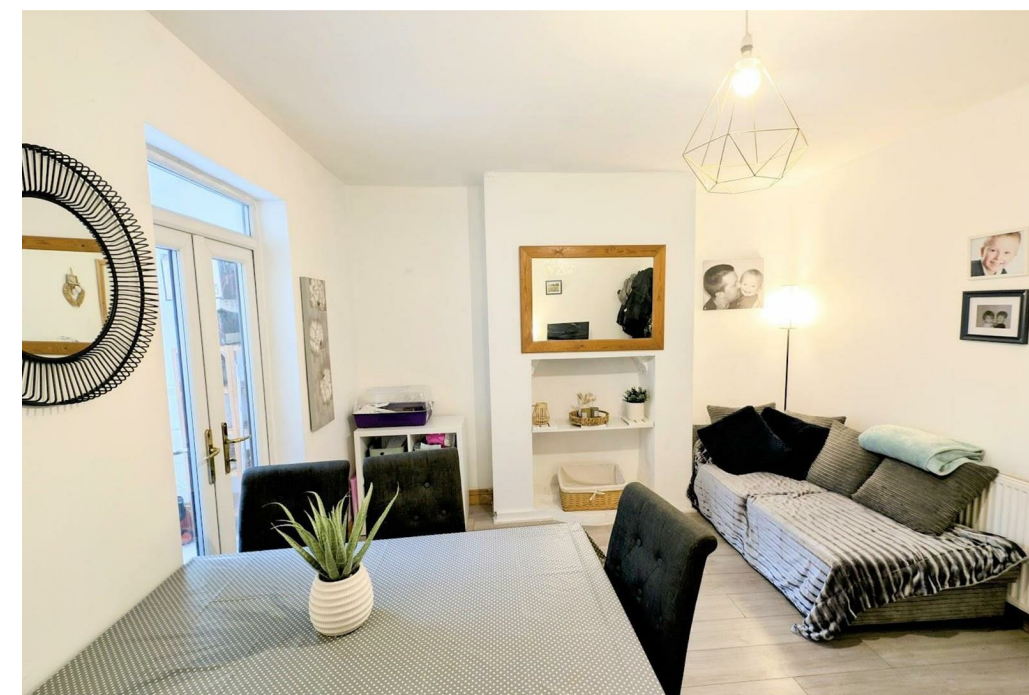
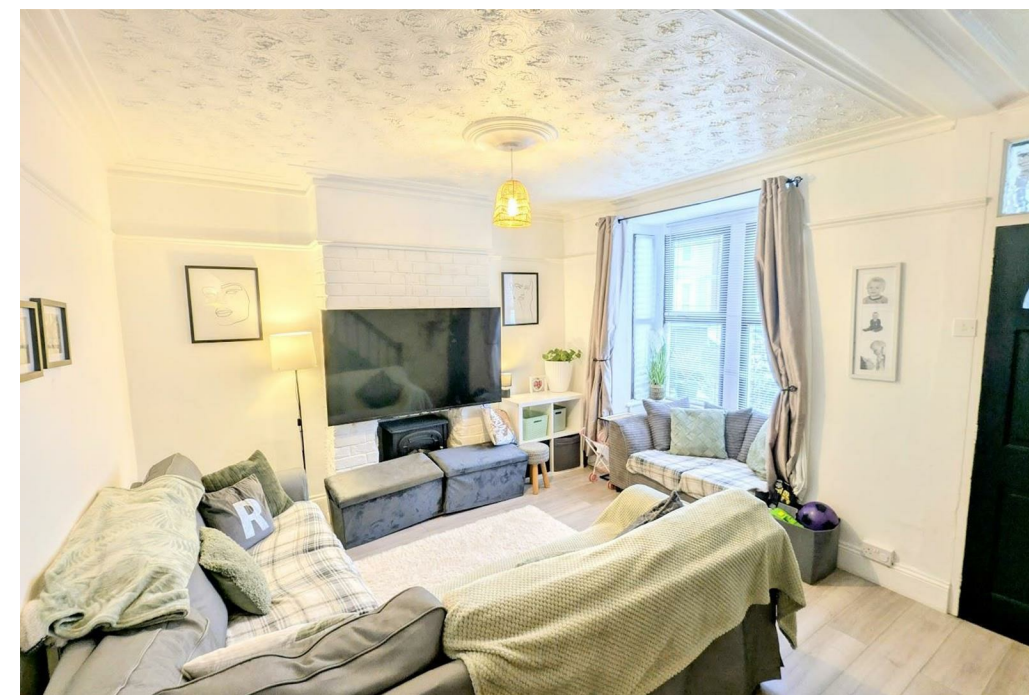


Balaclava Road,  
Bristol,  
BS16 3LJ

£335,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this desirable and extended 2 bed roomed terraced house with a single storey rear extension and useful converted roof space. This modernised home offers surprisingly spacious accommodation with style and some character. Ideally suited to professionals and first time buyers. This home offers 2 generous reception rooms alongside a modern fitted kitchen and Garden room/utility. On the first floor there are 2 bedrooms and a bathroom. The roof has been converted by a previous occupier and delivers additional space. The property is well placed for a range of shops and services located along Fishponds road. The property benefits from a good sized rear garden. OPEN HOUSE event - Saturday 8th February - Call for viewing. Hunters Exclusive - recommended viewing



## GROUND FLOOR

Decorative UPVC double glazed entrance door into...

### ENTRANCE VESTIBULE

Pined paneled ceiling, two UPVC double glazed windows to side, tiled floor and fitted coat hooks.

### LOUNGE 14'2" x 16'2"

Staircase to first floor with useful recess beneath, feature laminate wood grain effect floor, cupboard containing electric and gas meters, brick exposed fireplace opening, dimension maximum overall into a UPVC double glazed bay window, picture rail and period style ceiling rose.

### DINING/SECOND SITTING ROOM 16'2" x 11'10"

Former fireplace opening, feature laminate wood grain effect floor, UPVC double glazed doors into rear vestibule/garden room, radiator, wide opening into...

### KITCHEN 9'6" x 6'10"

Fitted with a compressive range of modern wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in oven, inset gas hob and extractor fan above, space for upright fridge/freezer, vinyl floor covering, wood block effect working surfaces, single drainer stainless steel sink unit, concealed ceiling spotlights, UPVC double glazed window with outlook onto the rear garden.

### REAR VESTIBULE/GARDEN ROOM/UTILITY 9'8" x 8'2"

Velux roof window, UPVC double glazed French doors onto the rear garden.

## FIRST FLOOR LANDING

Staircase to converted roof space, cupboard containing a Worcester combination gas fired boiler for domestic hot water and central heating, feature laminate wood grain effect floor, radiator with decorative screen.

### BEDROOM 1 12'0" x 10'2"

UPVC double glazed window to front, radiator, feature laminate wood grain effect floor.

### BEDROOM 2 12'0" x 8'0"

Excluding two built in double wardrobes with ceiling height cupboards over, radiator, UPVC double glazed window to rear with pleasant outlook onto the rear garden.

### BATHROOM 8'6" x 5'8"

Luxuriously appointed with a white suite of timer paneled bath with a built in thematically controlled shower over, low level WC and pedestal wash basin, splash back tiling, radiator, feature tiled floor, UPVC double glazed and frosted window to rear.

## TOP FLOOR

### CONVERTED ROOF SPACE 15'11" x 12'0"

(Maximum overall) Subdivided into two separate spaces, feature laminate wood grain effect floor, two velux roof windows.

## EXTERIOR

### GARDEN

Arranged principally to the rear of the property comprising of a timber decked surface extending onto a level lawn with further raised and timber decked seating area at the far end.

Tenure: Freehold  
Council Tax Band:



- A period bay fronted 2-bedroomed terraced home
- Extended to the rear offering great additional space
- Comfortable accommodation with some character
- Ideal Professionals and First time buyers
- Spacious and stylish accommodation
- Converted roof space offering great potential
- Generous rear garden
- Well connected to Fishponds Road shops, schools and services
- OPEN HOUSE event - Saturday 8th February - Call Fishponds office for details
- Hunters Estate Agents - Fishponds Office

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.