

HUNTERS®

HERE TO GET *you* THERE



Maple Avenue

Fishponds, Bristol, BS16 4HH

Offers In The Region Of £295,000



Hunters Estate Agents - Fishponds Office are delighted to offer this 3 bedroom semi detached home within a desirable position in the Hillfields area of Fishponds. Requiring some cosmetic improvement - offering great potential. This spacious and well proportioned is located within this desirable tree lined avenue close to many Fishponds/Staple Hill amenities and shops. This home ideal for professionals and families alike offers 2 receptions, a kitchen and bathroom arranged on the ground floor. There are 3 well proportions bedrooms on the first floor. A particular feature of the property is the large rear garden. No chain - Hunters Exclusive - View now!



The well proportioned accommodation which requires some cosmetic improvement comprise (all measurements are approximate)

GROUND FLOOR

UPVC double glazed and multi paned side entrance door into..

HALL

Feature laminate wood grain effect floor, radiator, staircase to first floor with useful recess beneath.

DINING ROOM 11'7" x 10'0" (3.52 x 3.05)

Radiator, feature laminate wood grain effect floor, dual aspect UPVC double glazed windows to front and side.

LOUNGE 13'7" x 11'11" (4.13 x 3.63)

Impressive marble fireplace surround with matching hearth, dimension maximum overall into alcoves, feature laminate wood grain effect floor, UPVC double glazed and decorative glazed window overlooking the front garden.

KITCHEN 11'11" x 7'6" (3.64 x 2.28)

Fitted with numerous wall, floor and draw storage cupboards, space for range cooker, vinyl floor covering, rolled edged work surfaces, UPVC double glazed window with a pleasant open outlook onto the rear garden, useful recess, UPVC double glazed and frosted door to rear garden, wall mounted Valliant gas fired boiler (not tested).

BATHROOM 7'3" x 4'2" (2.21 x 1.27)

White suite of bath, low level WC and pedestal wash basin, fitted Triton shower unit over bath (not tested) Splash back tiling and pined panelled ceiling, tiled floor, radiator, UPVC double glazed and frosted window to side.

FIRST FLOOR

LANDING

UPVC double glazed window to rear overlooking the rear garden, built in shelved cupboard, access to roof space.

BEDROOM ONE 13'8" x 10'9" (4.17 x 3.27)

Built in double sliding door wardrobe, additional double shelved cupboard, radiator, UPVC double glazed and decorative glazed window to front with pleasant open outlook.

BEDROOM TWO 13'1" x 7'10" (4.00 x 2.38)

Dimension maximum into alcoves, radiator, UPVC double glazed window to rear overlooking the rear garden.

BEDROOM THREE 10'7" x 7'8" (3.22 x 2.34)

Maximum overall dimension to include a double wardrobe, radiator, UPVC double glazed window with decorative glazing to front with pleasant open outlook.

EXTERIOR

OFF STREET PARKING SPACE

Directly alongside the property is a off street parking space suitable for one vehicle.

GARDEN

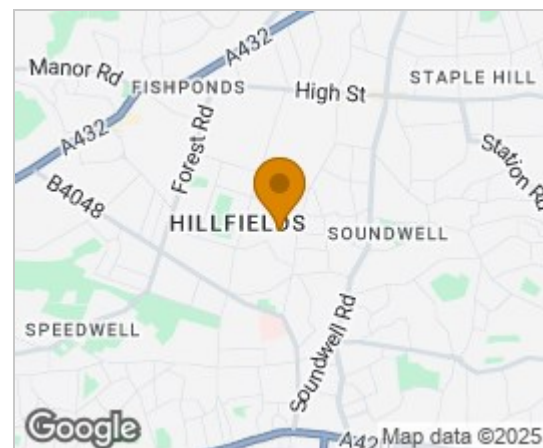
Arranged almost exclusively to the rear of the property and extending approximately 50ft in length is the generous rear garden providing extensive garden area with a side pedestrian gate leading to the front of the property alongside a paved patio. Out side tap.

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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>

Area Map



Energy Efficiency Graph

