

# HUNTERS®

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## 2 Russell Road

Fishponds, Bristol, BS16 3PH

Offers In The Region Of £405,000



Hunters, Fishponds are extremely pleased to offer for sale this superb and highly attractive Victorian 3 bedroom end terrace property. This lovely and well presented home offers much character that would suit a wide range of buyers. The position of this fine home offers easy proximity of getting to the Bristol to Bath cycle track and Fishponds high street offering a wide range of shops. Internally to the ground floor there is a front lounge with a multi fuel burner and a fabulous open plan kitchen into dining room with rear views onto the garden. To the first floor there are 3 bedrooms and a 4 piece modern bathroom. Further benefits include, dg windows, gas central heating via a combi boiler and a large over 100ft rear garden with side pedestrian access. We would highly recommend an internal viewng to fully appreciate this fine home!





Entrance

Via etched paneled double glazed door to ...

Hallway

Stairs to first floor, fitted radiator, natural wood fitted flooring, two separate built in storage cupboards, one housing gas combination boiler and plumbing for washing machine.

Lounge 15'1" x 11'1" into bay and recess (4.61m x 3.40m into bay and recess)

UPVC double glazed bay window to front, fitted radiator, fitted multi fuel burner on slate tiled hearth.

Kitchen/Diner 13'2" x 9'4" widening to 17'4" (4.02m x 2.87m widening to 5.29m)

UPVC double glazed window to rear with pleasant outlook and views onto garden, double glazed door to rear. Dining room has space for table and chairs with chimney breast feature opening with mantle surround, wood grain effect fitted laminate flooring. The kitchen area comprises of modern base and wall units with tiled splash back and roll topped working surfaces incorporating a gas point for cooker, a circular bowl sink, integral dishwasher.

First Floor Landing

Access to loft space.

Bedroom 1 15'2" x 11'4" into bay and recess. (4.63m x 3.47m into bay and recess.)

UPVC double glazed bay window to front, fitted radiator, natural wood fitted flooring.

Bedroom 2 12'11" x 9'0" (3.96m x 2.75m)

UPVC double glazed window to rear with pleasant outlook and views onto garden, fitted radiator.

Bedroom 3 9'1" x 5'8" (2.79m x 1.73m)

Opaque double glazed window to front, fitted radiator, natural wood fitted flooring.

Bathroom 9'6" x 7'10" (2.92m x 2.40m)

UPVC double glazed window to rear, fitted radiator, a four piece modern suite comprising of double tray with shower cubicle having overhead shower which runs off of the mains system, fitted corner bath with Victorian style mixer tap, low level w.c. pedestal wash hand basin, tiled throughout, wood grain effect fitted laminate floor.

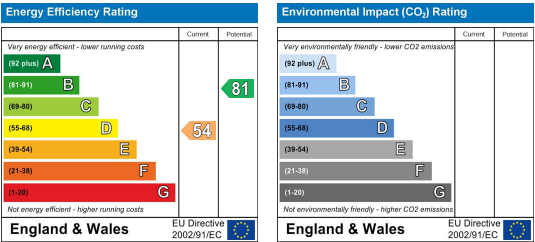
Exterior

To the rear has a large over 100 foot in length west facing garden with side pedestrian access onto pedestrian lane, the garden comprises of paved patio adjoining the property with a section laid to lawn leading to an area laid to chippings. There is also a timber built shed, mature and attractive planting with trees. To the front has a modest garden with some mature planting, gravel pathway leading to front door and side, pedestrian access via gate leading to rear garden.

Area Map



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.