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43 Dominion Road

Fishponds, Bristol, BS16 3EP

Offers In The Region Of £365,000



Hunters Estate Agents - Fishponds office are delighted to offer this 1930's style 3-bedroom end of terrace home. This lovely property, which has been maintained, developed and cared for to a high standard offers an abundance of original 1930's character alongside modern well-equipped kitchen and shower room. A particular feature of the sale is the extensive rear garden with modern build detached garage and garden studio. Providing well proportioned accommodation throughout and featuring both modern kitchen and shower room. The property should prove ideal for professionals and young families. The property is located within a backwater position close to open Green space and a connection with the Bristol to Bath cycle track. Fishponds High Street offers a wide selection of shops, services and supermarkets. Hunters Exclusive - recommended viewing.



Entrance
Steps leading up to a feature composite entrance door with leaded and glazed stained window into...

Hall
Radiator, picture rail, staircase to first floor with useful cupboard beneath having an electric consumer unit.

Lounge 12'9" x 10'7" (3.91m x 3.23m)
Dimension maximum overall into a UPVC double glazed bay window, radiator.

Dining Room 10'6" x 10'1" (3.21m x 3.09m)
Feature natural wood stripped floor, picture rail, radiator, large UPVC double glazed picture window with a lovely outlook onto the rear garden, archway opening into kitchen ...

Kitchen 8'1" x 6'7" (2.47m x 2.03m)
Fitted with a comprehensive range of modern white wood grain effect wall, floor and drawer storage cupboards with built in oven, glass topped hob and concealed extractor fan single drainer sink unit, attractive granite effect working surfaces and splash backs, vinyl floor covering, UPVC double glazed door onto the rear garden.

First Floor Landing
Access to roof space via pulled down ladder, UPVC double glazed window to side.

Bedroom 1 13'1" x 10'2" (3.99m x 3.11m)
Dimension maximum overall into a UPVC double glazed bay window, radiator, picture rail, built in double wardrobe.

Bedroom 2 10'0" x 7'8" (3.07m x 2.36m)
Dimension maximum overall to include a built in cupboard containing a gas combination gas fire boiler for domestic hot water and central heating, UPVC double glazed window to rear with lovely view onto the rear garden, fitted vanity wash basin with cupboards beneath, radiator, picture rail.

Bedroom 3 8'1" x 8'0" (2.47m x 2.45m)
Picture rail, dimension to exclude a wardrobe recess, radiator, UPVC double glazed window to front.

Shower Room (former bathroom) 6'4" x 4'10" (1.95m x 1.48m)
Luxury appointed with a white suite of vanity wash basin, low level w.c. and independent cubicle with a built in thermostatically controlled shower, vinyl floor covering, attractive splash back tiling, UPVC double glazed and frosted window to rear, heated towel rail, concealed ceiling spot lights, extractor fan.

Exterior
The front garden has been arranged to graveled surfaces within brick built boundaries with wrought iron work along side a brick laid pathway. The extensive rear garden which measures over 60 feet in length provides a particular feature to the property providing informal lawns with an abundance of spring flowers and plants along side young fruit trees and roses, a paved patio surface and numerous gravel surfaces. There is a productive vegetable fruit garden along side a garden studio. Ornamental pond and rockery, external power sockets and outside tap, former air raid shelter now repurposed as a store, a rear pedestrian gate opens onto a rear lane, a further timber gate leads to the front of the property.

Detached Garage 17'0" x 11'3" (5.20m x 3.44m)
Located within the rear garden boundary is the modern build garage with double timber entrance doors opening onto a rear lane, power and light.

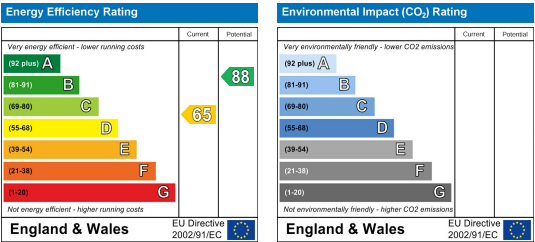
Area Map



Floor Plans



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.