

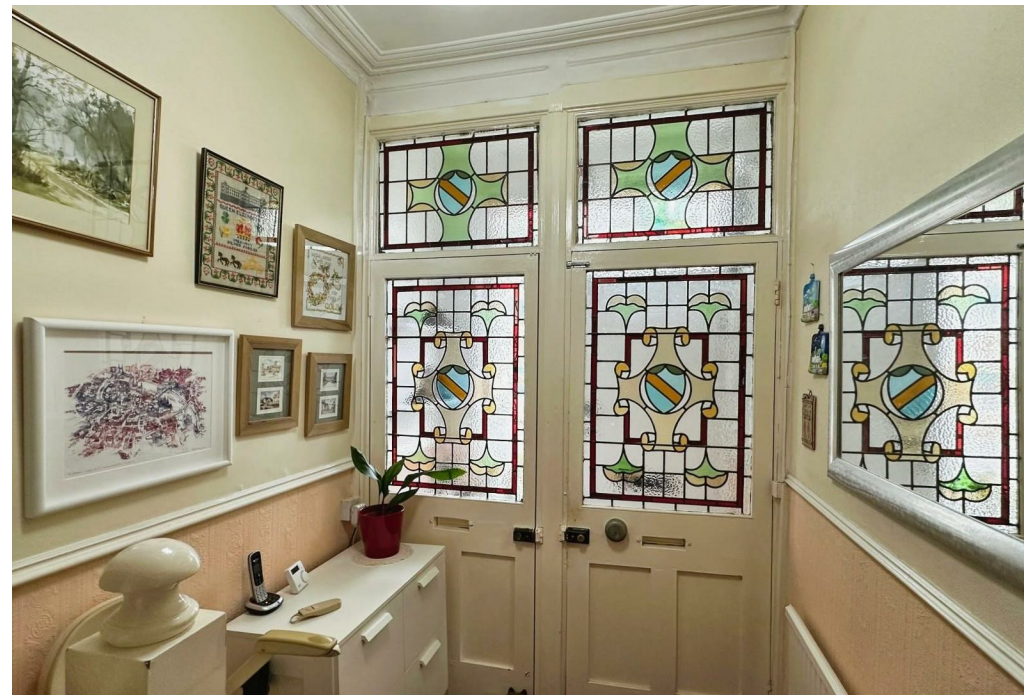


Hawkesbury Road,
Bristol,
BS16 2AP

£535,000



Hunters are delighted to offer for sale this substantial highly attractive period end terrace property located on a highly sought after lovely tree lined road just off Thingwall Park. Internally this spacious home offers character along with some original period features. This fantastic property would suit an array of buyers with the benefit of being within walking distance to Fishponds high street offering a wide selection of shops and bus routes taking you into Bristol centre. The accommodation briefly comprises to the ground floor, a generous lounge, a separate dining room, a modern fitted kitchen, a utility room and downstairs shower room. To the first floor there are 3 good size bedrooms and modern fitted bathroom. Further benefits include, Upvc dg windows, gas central heating via a Worcester boiler, a front garden, a large rear garden with side pedestrian access and a detached double garage split into two single garages. Property's of this quality are rarely and ab internal viewing is highly recommended,



Entrance

Via a paneled door into inner vestibule with decorative leaded stained glass featured windows to side and above, tiled flooring, period paneled door with decorative leaded stained glass feature windows leading to ...

Hallway

Fitted radiator, stairs to first floor, dado railing, built in period storage with paneled doors and glass cabinate.

Lounge 16'7" x 13'3"

Dimension into bay and recess. UPVC double glazed window with decorative window above, fitted radiator, picture railing.

Dining Room 16'9" x 10'3"

Dimension into bay. UPVC double glazed bay window to rear, fitted radiator, ceiling cornice, natural wood flooring.

Kitchen 13'2" x 8'7"

UPVC double glazed window to rear. A modern fitted kitchen with wall and based fitted units with tiled splash back and rolled top working surfaces incorporating a double bowl sink, fitted electric hob with oven below and extractor over, integral dishwasher, fitted radiator, wood grain effect fitted laminate flooring, built in storage cupboard.

Utility Room 11'1" x 5'7"

UPVC double glazed window to side, wall mounted gas combination boiler serving central heating and hot water, double unit for storage with single bowl sink, plumbing for automatic washing machine, space for fridge/freezer, fitted radiator, wood grain effect fitted laminate floor.

Downstairs Shower Room

Opaque UPVC double glazed window to side, corner cubicle with overhead shower which runs off of the mains system, pedestal wash hand basin, low level w.c. vynl flooring, chrome effect fitted towel rail, tiled throughout.

First Floor Landing

Built in storage and separate over stairs storage cupboard.

Bedroom 1 16'5" x 13'5"

Demension into bay. UPVC double glazed bay window to front with decorative top window, fitted radiator, built in wardrobes with various hanging shelving and storage space.

Bedroom 2 16'8" x 13'9"

Dimension into bay. UPVC double glazed bay window to rear, fitted radaitor.

Bedroom 3 10'3" x 8'8"

UPVC double glazed window to rear, fitted radiator.

Bathroom

Opaque UPVC double glazed window to front with decorative window above, a modern white suite with curved paneled bath with overhead shower, low level w.c. sink into vanity unit with storage cupboard below, tiled splash back with chrome fitted taps, fitted radiator.

Exterior

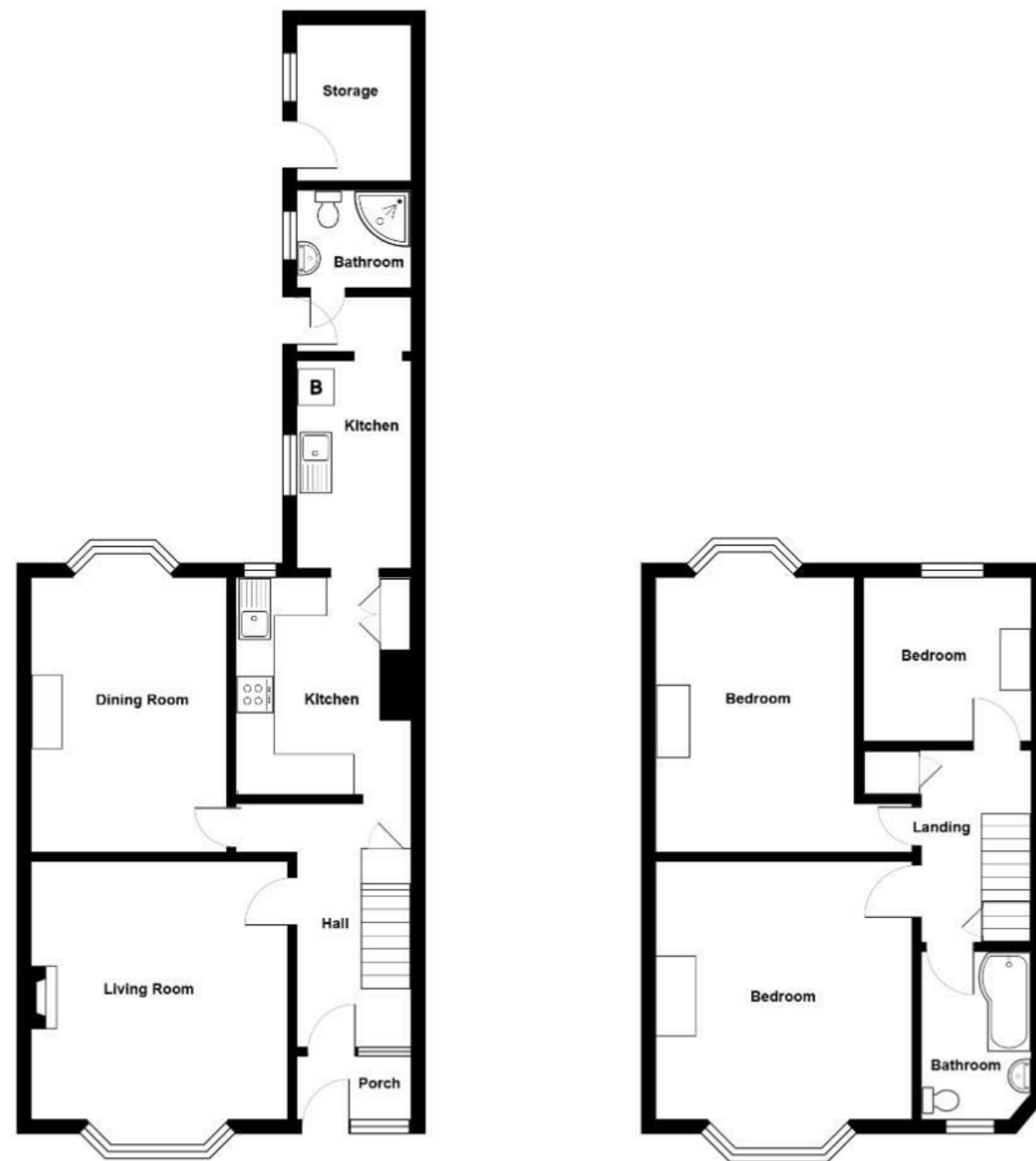
To the rear has a large enclosed garden with a side pedestrian access via a gate, lap wood fenced borders and is mainly laid to paving with flower bed, borders to side, outside tap, built in storage room and section laid to chippings, access to 2 single garages which are on one plot. To the front has a modest garden with mature planting with side pedestrian access leading to rear garden.

2 x Single Garages 15'5" x 8'8" and 15'6" x 8'9"

Position together and located to look like one detached garage. Power and light and both having up and over doors.

AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Freehold
Council Tax Band: B

- Highly impressive period end terrace property!
- 3 good size bedrooms
- Some decorative original period features
- Generous lounge
- Highly spacious home
- Separate dining room
- Modern fitted kitchen and utility room
- Downstairs shower room and 1st floor modern bathroom
- Large enclosed rear garden
- Double garage split into 2 single garages.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.