

HUNTERS[®]

HERE TO GET *you* THERE



9 Idstone Road

Fishponds, Bristol, BS16 3XG

Offers In The Region Of £325,000



Hunters Estate Agents- Fishponds office are delighted to offer this unique and highly sought after 1930s style 3-bedroom semi-detached house requiring general refurbishment and modernization. Benefiting from spacious and well proportioned accommodation with original character. This attractive home occupies a discreet position within a desirable cul-de-sac. Ideal for professionals, DIY enthusiasts and ambitious families looking to place their mark on a property. The property is well placed for Fishponds High Street shops and services and a connection onto the Bristol to Bath cycle path is within close proximity. This home benefits from a generous driveway to the side of the house together with private rear garden within a stone boundary wall. Rarely available. Hunter's exclusive- recommended viewing.



The accommodation which required general refurbishment and modernisation comprise (all measurements are approximate)

ENTRANCE

Aluminum framed sliding doors into...

ENTRANCE VESTIBULE

Quarry tiled floor, decorative stained and leaded glazed inner door into...

HALL

Radiator, picture rail, staircase to first floor with useful cupboard beneath containing electric and gas meters.

LOUNGE 13'3" x 12'2" (4.04m x 3.71m)

Maximum overall into bay window with feature leaded and stained glass fixed windows, picture rail, radiator, brick built fireplace with a tiled hearth, sliding doors into...

DINING ROOM

Separate internal door from hall into...

SECOND SITTING/DINING ROOM 11'4" x 11'0" (3.46m x 3.36m)

Radiator, picture rail, window with outlook onto the rear garden, tiled fireplace with an inset Baxi Bermuda gas fire with back boiler for domestic hot water and central heating (not tested).

KITCHEN 7'6" x 7'4" (2.30m x 2.24m)

Enameled sink with storage beneath, black and white tiled splashbacks, shelved pantry, space for washing machine, fridge and electric cooker, glass fronted china display cupboard, half glazed door onto the rear garden.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 13'7" x 10'9" (4.15m x 3.29m)

Maximum overall into a bay window with feature stained and leaded glazed fixed windows, radiator, picture rail.

BEDROOM 2 11'5" x 11'0" (3.48m x 3.37m)

Maximum overall to include airing cupboard with hot water cylinder, radiator, picture rail, window with outlook onto the rear garden.

BEDROOM 3 7'10" x 7'7" (2.40m x 2.33m)

Decorative stained and leaded glazed fixed window to front, picture rail, radiator.

BATHROOM 7'3" x 5'6" (2.23m x 1.70m)

White suite of paneled bath, low level WC and pedestal wash basin, radiator, splash back tiling, built in thermostatically controlled shower (not tested) Electric fan heater, frosted glazed window to rear, radiator.

EXTERIOR

The property benefits from a driveway to the side of the property enabling off street parking.

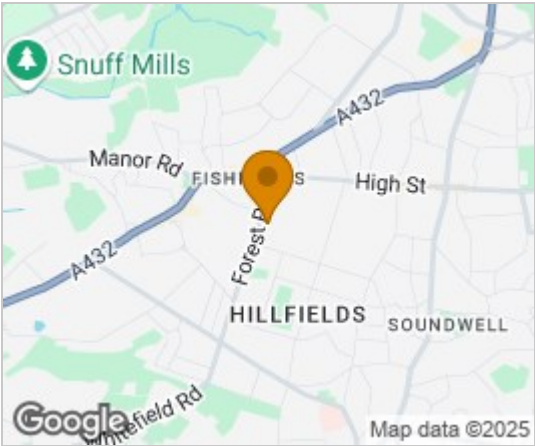
GARDEN

Arranged principally to the rear of the property the enclosed rear garden flanked on one side by a natural stone boundary wall affords a high degree of privacy. Lean to store.

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"

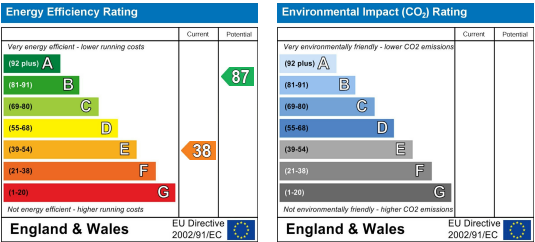
Area Map



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.