



Fitzroy Road,
Bristol,
BS16 3LZ

£495,000



Hunters Estate Agents - Fishponds office are privileged to offer this highly distinctive and rewarding 3-bedroomed period providing outstanding character, space and potential. Ideally suited to professionals and growing families this unique and rare home has remained within the same family ownership for many years. This elegant home provides commanding accommodation with elegant features and impressive period character. This lovely home, preserved in good order by the recent owners provides spacious and well proportioned accommodation with the opportunity to explore the roof and/or extend to the rear (subject to the necessary permissions). A particular feature of the sale is the large south facing rear garden, which benefits from a high degree of privacy together with an additional yard with large workshop. In addition this home also provides for off street parking, a Garage and further outbuildings/workshop. Located within a backwater position providing good access to local shops, services, schools and nearby Bath/Bristol cycle path.



Entrance

Paneled entrance door into ...

Reception Hall

Radiator, feature multi paned and frosted glazed cathedral window, feature laminate wood grain effect floor, ornate ceiling, radiator, dado rail, period style ceiling rose, impressive staircase to first floor with useful recess beneath and shelved cupboard storage, fitted coat hooks.

Lounge 15'8" x 15'2"

Dado rail, radiator, maximum dimension overall into a UPVC double glazed and multi paned style bay window, elegant fireplace surround with inlay marble and built in real flame gas fire (not tested), two light points, impressive ceiling rose and coving.

Dining Room 20'11" x 12'1"

Impressive and ornate natural wood fireplace surround with cast iron grate, inlay tiles and built in real flame coat effect gas fire (not tested), tiled heath, ceiling height UPVC double glazed and multi paned bay window with a lovely outlook onto the rear garden, impressive original period ceiling coving and period style ceiling rose, built in alcove cupboards, picture rail, wall light points, built in Baxi Bermuda gas fire with back boiler for domestic hot water and central heating. (not tested), archway opening into ...

Kitchen 16'6" x 7'10"

Fitted with a range of cream fronted, wall, floor and drawer storage cupboards with timber grain effect details having wood block effect working surfaces, quarry tile effect vinyl floor covering, position for upright fridge/freezer and washing machine, radiator, UPVC double glazed and multi paned window to side, breakfast bar, wine storage unit, multi paned door into ...

Rear Vestibule/Shower Room 8'0" x 6'2"

Dimension maximum overall, wash basin, outlook and door onto the rear garden, door into ...

Shower Room

Tiled recess with a fitted electric shower, low level w.c. frosted glazed window to rear.

First Floor Landing

Picture rail, access to roof space via a pull down ladder.

Bedroom 1 15'6" x 12'1"

UPVC double glazed and multi paned effect window to front, picture rail, period style ceiling rose, radiator.

Bedroom 2 11'11" x 9'5"

Picture rail, built in airing cupboard with hot water cylinder (not tested), radiator, UPVC double glazed and multi paned style window to rear with lovely elevated views onto the rear garden.

Bedroom 3 11'1" x 9'9"

Picture rail, minimum dimension overall, radiator, UPVC double glazed and multi paned style window with lovely elevated views onto the rear garden.

Bathroom 7'11" x 6'5"

Paneled bath, low level w.c. with a wood effect seat, bidet and pedestal wash basin, vinyl floor covering, radiator, splash back tiling, UPVC double glazed and multi paned and frosted window to front.

Exterior

Off Street Parking/Driveway

Directly in front of the property is a driveway suitable for the off street parking of one vehicle directly in front of the garage.

Garage 18'0" x 8'11"

Wooden entrance doors and rear pedestrian door leading onto the rear garden.

Work Shop 12'5" x 7'4"

Located within the rear garden directly behind the garage is a workshop with two adjoining potting sheds, built in storage, working surface and single drainer stainless sink unit, walk in shelved cupboard, outlook directly onto the rear patio. This out building could be developed to form a garden studio or hobbies space subject the to necessary building and planning authority.

Garden

Arranged principally to the rear of the property and a particular feature of the sale providing extensive level lawns taking advantage of a south facing aspect and a high level of privacy within established borders with mature shrubs and trees. Timber garden shed. Towards the end of the rear garden a timber archway and steps lead onto an additional yard (offered with a separate deed) featuring a stand alone workshop 4.79m x 6.39m similarly this out building could be developed to form a garden studio and hobbies space with the necessary permissions.

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: C



- A highly significant period home with outstanding space and character
- Stunning rear garden with multiple outbuildings
- Impressive accommodation with elegant features
- 3 generous bedrooms and bathroom
- Lounge, Dining, 2nd Sitting room, Kitchen and Shower room
- A unique home with additional yard with potential garden studio/craft space/office
- Remained within the same family ownership for many years
- Scope for extension (subject to authority)
- Off street parking and Garage
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.