



Poplar Terrace,  
Bristol,  
BS15 4AN

Offers In The Region Of  
£300,000

 3  1  2  E

Hunters Estate Agents - Fishponds office are delighted to offer this charming period semi detached cottage within a discreet backwater position offering mature secluded gardens and off street parking. Providing unique and character accommodation this genuine cottage dates back almost 200 years in parts. This back-to-back home is set with a delightful garden arranged on one side of the property with wrought iron gated entrance over a brick laid hardstanding/driveway for 1 vehicle. The cottage offers a Lounge extending into a Dining room, alongside a Kitchen on the ground floor. On the first floor there are 2 Bedrooms plus a Study and a Bathroom. Hunters Exclusive - recommended viewing.



## GROUND FLOOR

Leaded glazed entrance door into...

### ENTRANCE PORCH

Tiled floor, UPVC double glazed and multi paned window to side, inner door into...

### LOUNGE 13'5" x 12'4"

Feature fireplace with a natural stone surround and built in real flame coal effect gas fire (not tested) Feature exposed natural stone wall with display alcove, timbered ceiling, radiator, UPVC double glazed and multi paned window with lovely outlook onto the front garden, archway opening extending into...

### DINING ROOM 11'6" x 9'5"

Radiator, alcove, dual aspect UPVC double glazed windows to side and front overlooking the front garden, timbered ceiling.

### KITCHEN 12'3" x 11'4"

Fitted with a range of shaker cream style wall, floor and drawer storage cupboards to incorporate a built in double oven, inset electric hob with extractor fan above. Space for fridge and washing machine, inset sink unit with mixer taps over, two UPVC double glazed windows to side, door revealing staircase to first floor, understairs cupboard, door onto side vestibule with a UPVC double glazed door opening to the exterior, floor mounted Ideal Mexico gas fired boiler for domestic hot water and central heating, tiled floor and fully tiled walls.

## FIRST FLOOR LANDING

Roof skylight.

### BEDROOM 1 14'2" x 12'9"

Triple aspect UPVC double glazed window to front and side, radiator.

### BEDROOM 2 11'0" x 9'5"

Maximum overall to include a built in airing cupboard with hot water cylinder, radiator, UPVC double glazed window to front, built in double cupboard.

### BEDROOM 3/STUDY 8'6" x 4'11"

UPVC double glazed and multi paned window to front, radiator.

### BATHROOM 6'1" x 5'7"

Suite of paneled bath with thermostatically controlled shower over, pedestal wash basin and low level WC , fully tiled walls and floor, UPVC double glazed and frosted window to side, electric panel heater.

## EXTERIOR

### OFF STREET PARKING SPACE/DRIVEWAY

Accessed via wrought iron entrance gate leading onto a brick laid hardstanding suitable for off street parking for at least one vehicle.

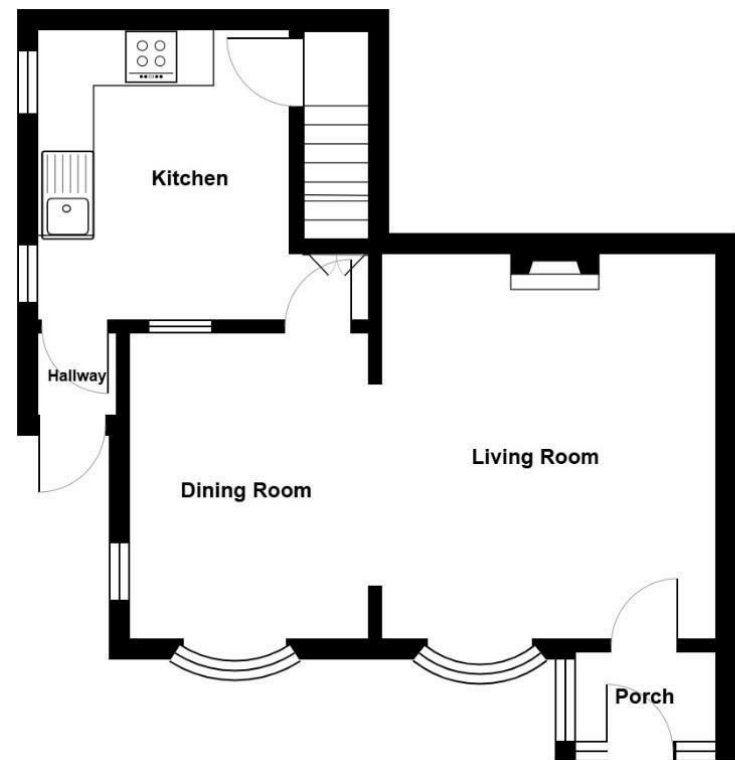
### GARDEN

The garden is arranged principally to one side of the property and affords a high degree of privacy with mature, well landscaped spaces to include natural stone raised borders and beds stocked with a variety of shrubs, flowering plants and established planting, two mature fruit trees and other specimen trees. Section of level lawnm garden shed.

### 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: C



- Character period 2/3 bedroom period cottage
- Dating back almost 200 years
- Discreet position within mature and secluded garden
- Off street parking space/driveway
- Original period character and features
- Lounge with stone fireplace and timbered ceiling
- Dining room and Kitchen
- No through road location
- A unique and highly desirable home - no chain
- Hunters exclusive - recommended viewing

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 48      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.