

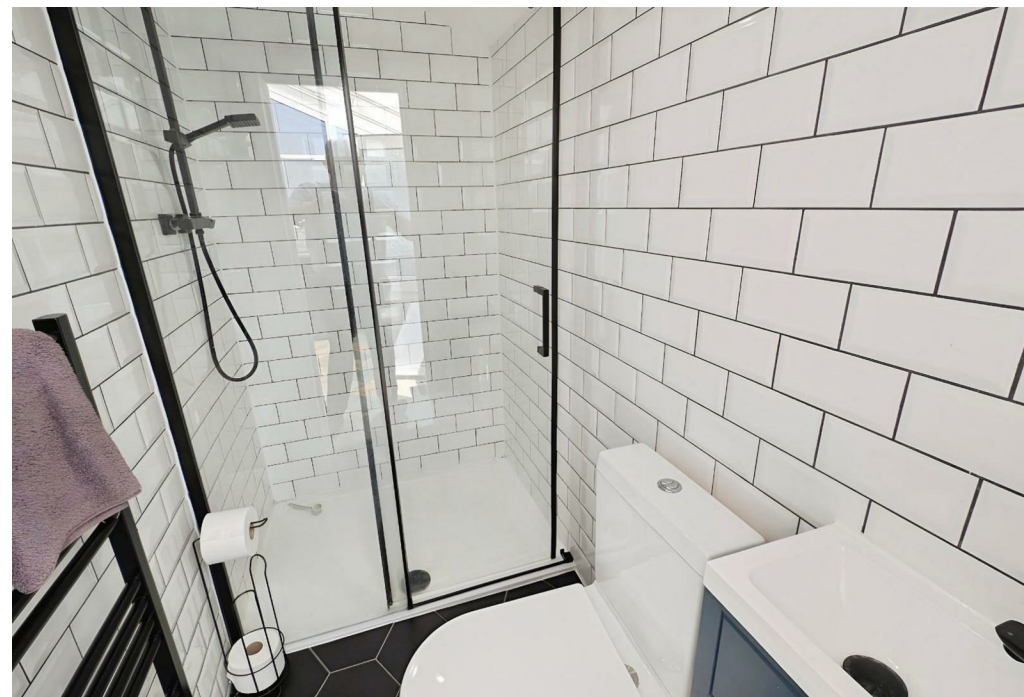
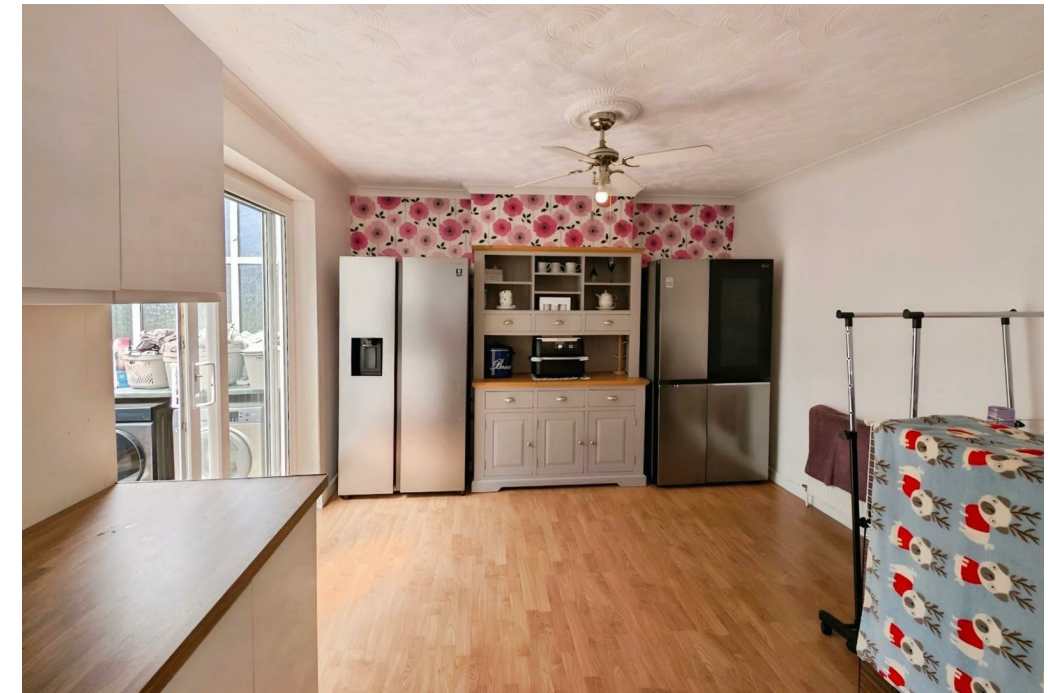
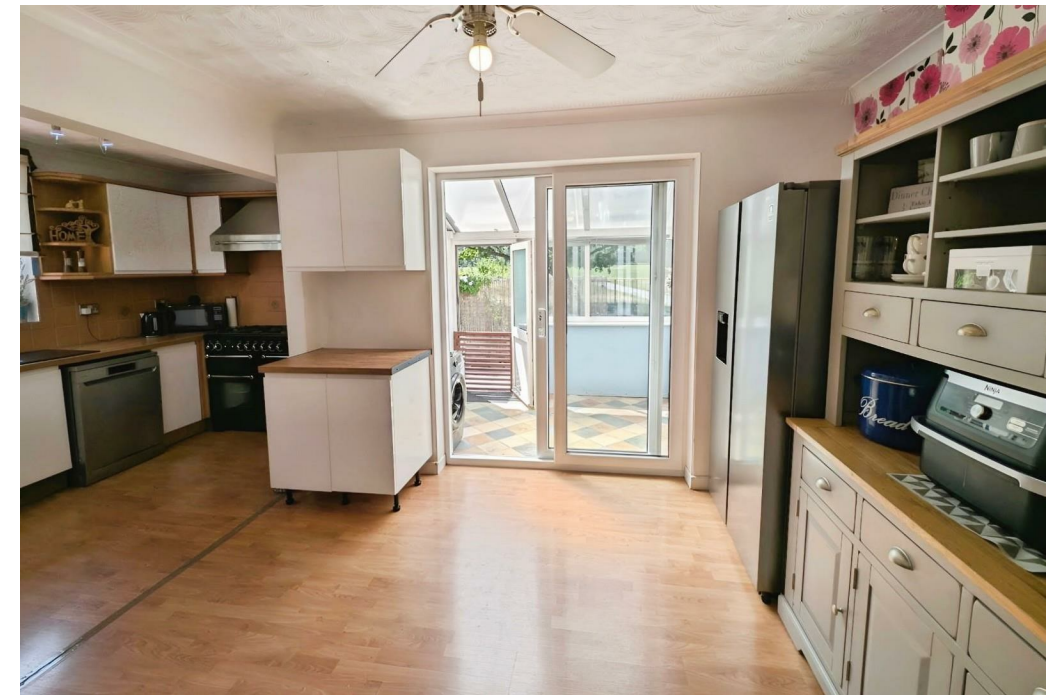


Vera Road,
Bristol,
BS16 3EL

£500,000



Hunters Estate Agents - Fishponds office are delighted to offer this significant 4 bedroom detached house with outstanding and highly adaptable accommodation with considerable potential for a range of uses for families and buy to let investors alike. This impressive home has been extended by the present owners to form a large 4 bedroom home which could easily be developed to form 5 bedrooms (subject to alternation and Building regulations approval). Occupying a prime location within a backwater position, affording direct views onto open recreation space. Additional benefits to this home include a double integral garage, 2 reception rooms, kitchen, utility/conservatory and downstairs shower room. Vera Road provides good access to both Lodge Causeway and Fishponds Road shops and services, along with a connection onto the Bristol/Bath cycle path. Hunters exclusive - recommended viewing.



GROUND FLOOR

Twin UPVC double glazed entrance doors into...

ENTRANCE VESTIBULE

Inner paneled door into...

HALL

Staircase to first floor with with useful cupboards beneath (one containing a Worcester gas fired combination boiler for domestic hot water and central heating, feature laminate wood grain effect floor.

LOUNGE 14'0" x 12'0"

Maximum overall into a UPVC double glazed bay window, radiator, feature real flame coal effect gas fire (not tested) with decorative timber surround and inlay pictorial tiles, feature laminate wood grain effect floor.

KITCHEN 12'2" x 6'7"

Fitted with a range of modern wall, floor and drawer storage cupboards with an inset sink having mixer taps over, splash back tiling, laminate wood grain effect floor, space for dishwasher and range cooker, wood block effect working surfaces, wide opening into...

DINING ROOM 11'6" x 11'2"

Feature laminate wood grain effect floor, radiator, UPVC double glazed sliding patio doors into...

UTILITY/CONSERVATORY 11'6" x 8'0"

Vinyl floor covering, space for multiple appliances, UPVC double glazed windows with pleasant elevated outlook onto open recreation fields, half glazed door onto rear garden, door into...

SHOWER ROOM 7'2" x 3'10"

Luxuriously appointed with a white suite of low level WC and corner wash basin with vanity cabinet beneath, fully tiled walls and floor, heated towel rail, concealed ceiling spotlights, shower enclosure with a built in thermostatically controlled overhead shower, ceiling extractor.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to roof space.

BEDROOM 1 18'0" x 18'0"

This rooms subject to building regulations approval, could be subdivided to form two separate bedrooms. Feature laminate wood grain effect floor, two radiators, concealed ceiling spotlights, lovely outlook onto open recreation fields.

BEDROOM 2 11'6" x 12'5"

Radiator, UPVC double glazed window to rear with lovely elevated outlook onto open green space, feature laminate wood grain effect floor.

BEDROOM 3 12'1" x 8'10"

UPVC double glazed window to front, radiator.

BEDROOM 4 7'5" x 5'10"

UPVC double glazed window to front, radiator.

BATHROOM 6'4" x 5'4"

White suite of pedestal wash basin and low level WC alongside a P-shaped bath with mixer shower attachment over, tiled floor and walls, UPVC double glazed and frosted window to rear, heated towel rail.

EXTERIOR

GARDEN

Arranged principally to the rear of the property arranged as both paved and concrete laid surfaces on two levels with lovely direct outlook onto open recreation fields and established treeline. Twin pedestrian gates and pathways on either side of the house lead to the front of the property. There is also a useful undercroft storage beneath the house.

DOUBLE INTEGRAL GARAGE 17'11" x 23'3"

With electrically operated roller door, power and light, gas meter, further electrically operated roller shutter over a window to side. The garage could equilly be converted to form additional living accommodation subject to the necessary approvals.

HARDSTANDING

Brick laid hardstanding directly in front of the property provides additional off street parking.

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



- Exclusive 4 bedroom detached house
- Integral Double Garage and under-build storage
- Potential to form 5 bedrooms (subject to Building Regulations approval)
- An ideal Family home or HMO for Investors (subject to the necessary approvals)
- Potential 5/6 potential rental rooms (subject to approvals)
- Lovely open views onto recreation fields
- Close-by connection onto Bristol/Bath cycle path
- Backwater position within a cul de sac/no through road
- Enclosed rear garden with pleasant outlook
- Hunters exclusive - recommended viewing

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		
	52	69
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.