

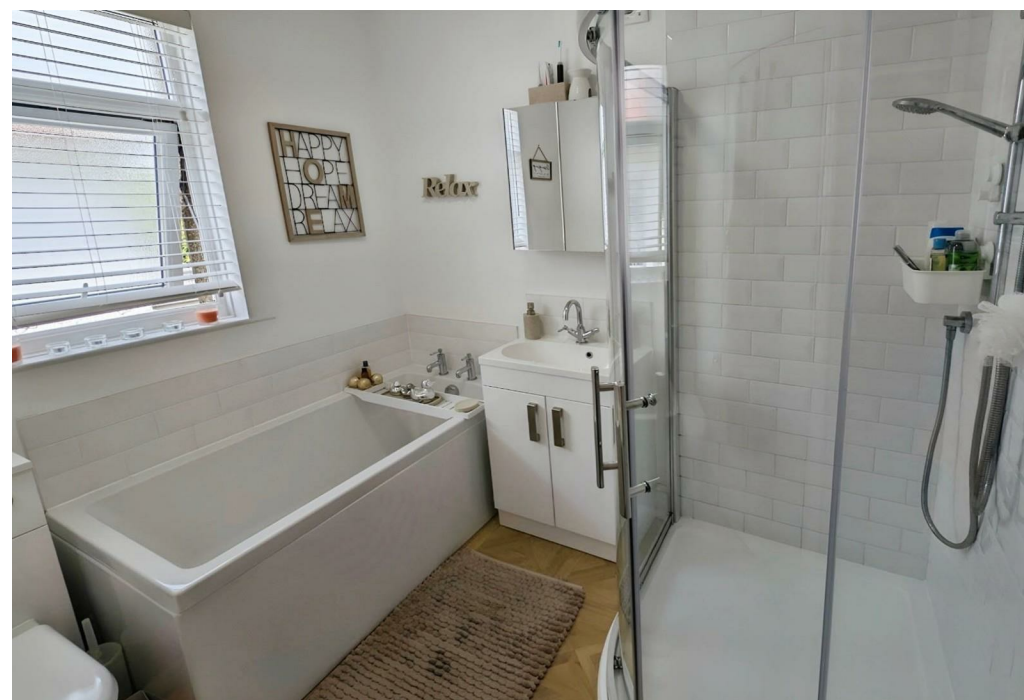


Fitzroy Road,
Bristol,
BS16 3LZ

Offers In The Region Of
£386.950

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Hunters Estate Agents - Fishponds office are delighted to promote this immaculate and seldom available 3-bedroom semi-detached bay fronted home providing a high level of comfort, character and space. Ideally suited to professionals and young families alike. This superior home has been maintained and improved by the present owners to a high standard. The property occupies a desirable location within Fitzroy Road, offering walking distance access of open green space and local shops and services along Lodge Causeway. This rare home features many original 1930s features to include natural wood stripped internal doors, architraves and skirtings. In addition, the property features a luxury modern white bathroom suite with independent shower, separate cloakroom, 2 generous receptions, extended kitchen and conservatory. Externally the property benefits from a generous enclosed rear garden with numerous timber sheds and workshop. There are two off street parking spaces directly in front of the property. Hunters Exclusive - recommended viewing.



This immaculate home which features many natural wood stripped internal paneled doors, architrave and skirting boards comprise (all measurements are approximate)

Ground Floor

UPVC double glazed and frosted entrance door into...

Hall

Natural wood stripped staircase to first floor with useful cupboard beneath, cupboard containing electric meters, dado rail.

Cloak Room 4'5" x 2'5"

White suite of combined low level WC and wash hand basin, feature laminate wood grain effect floor, UPVC double glazed window to exterior.

Lounge 14'0" x 11'10"

Maximum overall into a UPVC double glazed bay window, dimension also maximum overall into alcoves either side of a built in real flame coal effect gas fire with a natural wood surround and inlay marble, two wall light points, radiator, folding doors opening into...

Dining Room 13'8" x 10'10"

Dimension maximum overall into alcoves either side of a built in real flame coal effect gas fire with natural wood surround and inlay marble, radiator, two wall light points, sliding doors opening into...

Conservatory 11'8" x 6'9"

Feature laminate wood grain effect floor, radiator, UPVC double glazed window and French doors on three sides providing lovely outlook onto the rear garden, multi paned door and seperate door from hall into...

Extended Kitchen 13'10" x 6'10" minimum overall

A superb room fitted with a modern contemporary range of timber grain effect wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate an integrated fridge/freezer, dishwasher and washing machine, marble effect working surfaces, radiator, feature laminate wood grain effect floor, single drainer stainless steel sink unit with mixer taps over, position for gas cooker with fitted overhead extractor, dual aspect UPVC double glazed windows to side and rear, concealed ceiling spotlights.

First Floor Landing

UPVC double glazed window to side, dado rail.

Bedroom 1 12'4" x 10'2"

UPVC double glazed window to front, radiator, feature laminate wood grain effect floor, access to roof space having a velux roof window.

Bedroom 2 12'3" x 10'3"

UPVC double glazed window to rear with lovely elevated outlook onto the rear garden, dimension to include a built in cupboard containing a modern gas fired boiler for domestic hot water and central heating.

Bedroom 3 9'3" x 7'7"

UPVC double glazed window to front, feature laminate wood grain effect floor, radiator.

Luxury Bathroom 7'5" x 6'9"

Stylish modern white suite of paneled bath, low level WC and vanity wash basin with cupboards beneath, independent cubicle with a built in thermostatically controlled shower, wood grain effect laid floor, heated towel rail, splash back tiling, Vent-Axia extractor, UPVC double glazed and frosted window to side.

Exterior

Off Street Parking/Hardstanding

Directly in front the property is an attractive brick laid driveway/hardstanding suitable for the off street parking of two vehicles.

Garden

Arranged exclusively to the rear of the property a particular feature of the sale is the impressive rear garden providing an initial raised paved patio extending onto a well tended lawn with random stone laid path leading to a rear gate. There are brick edged borders and gravelled surfaces together with an additional raised patio seating area. At the far end of the rear garden via the pedestrian gate enables access to numerous timber sheds alongside a greenhouse and brick built workshop/store. Outside tap, side pedestrian gate leads to the front of the property.

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

- Impressive 1930's semi detached home
- Immaculate throughout with many highlights and features
- Ideally suited to professionals and growing families
- 3 bedrooms and luxury bathroom with independent shower
- 2 generous receptions and feature Conservatory
- Extended Kitchen and downstairs Cloakroom
- Mature rear garden with workshop and storage sheds
- Brick laid hardstanding/driveway for 2 cars parking
- Call Fishponds Office for OPEN HOUSE viewing events
- 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		
	62	74
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.