

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



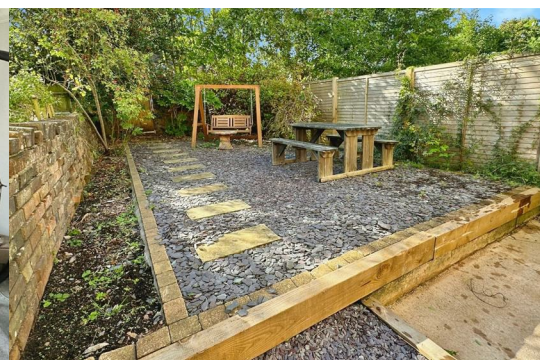
## 478a Fishponds Road

Fishponds, Bristol, BS16 3DU

£240,000



Hunters, Fishponds are delighted to offer for sale this superb period converted garden flat continentally located within a position within close distance to the high street offering an abundance of shops along with bus routes on your doorstep with buses running regular to Bristol centre. Internally the property offers really good space and would make a fabulous first time buyer home to briefly comprise of, a front lounge, a generous double bedroom, a lovely kitchen/diner and a stylish contemporary fitted 4 piece bathroom. Further benefits include, gas central heating and a large enclosed rear garden with pedestrian rear access. Viewing highly recommended.





Communal Entrance

Via communal entrance door. The garden flat can be located in a door on the left.

Entrance

Via door into ...

Lounge 14'4" x 13'4" (4.38m x 4.07m)

Dimension into bay and recess. Sash bay window to front with attractive leaded stained glass feature above, picture railing, fitted radiator.

Kitchen/Diner 14'2" x 10'7" (4.32m x 3.24m)

Double glazed window to side and double glazed sliding doors to side leading to garden, understairs built in storage cupboard. A modern fitted kitchen with base and wall units with beech block effect wood working surfaces incorporating a one and a quarter bowl sink, fitted gas hob with oven below and extractor over, space for fridge/freezer, integral dishwasher, wood grain effect laminate flooring, space and area for table and chairs, a further modest utility area with opaque double glazed door leading to garden, wall mounted gas combination boiler serving central heating and hot water, plumbing for automatic washing machine.

Bedroom 1 12'10" x 11'2" (3.93m x 3.41m)

Double glazed window to rear, fitted radiator, picture railing.

Bathroom

Opaque double glazed windows to side and rear. Contemporary and stylishly fitted four piece suite comprising of double tray with glass screen and overhead shower which runs off the mains system, paneled corner bath with shower mixer taps, low level w.c. sink into drawer unit with storage below, towel rail.

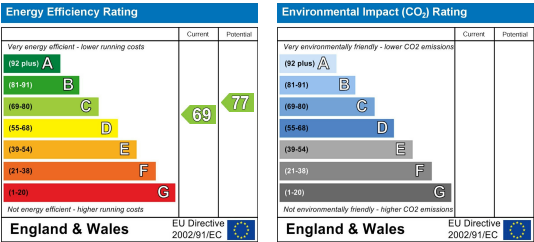
Exterior

To the rear has a generous sized enclosed garden which is mainly laid to slate chippings with paved patio adjoining the property. There is also a further section to the side of the property which is blocked paved that can offer further storage. To the rear of the garden there is a pedestrian access gate that leads onto a rear pedestrian access lane. To the front has a modest garden with various mature planting with pathway leading to the front door.

Area Map



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.