

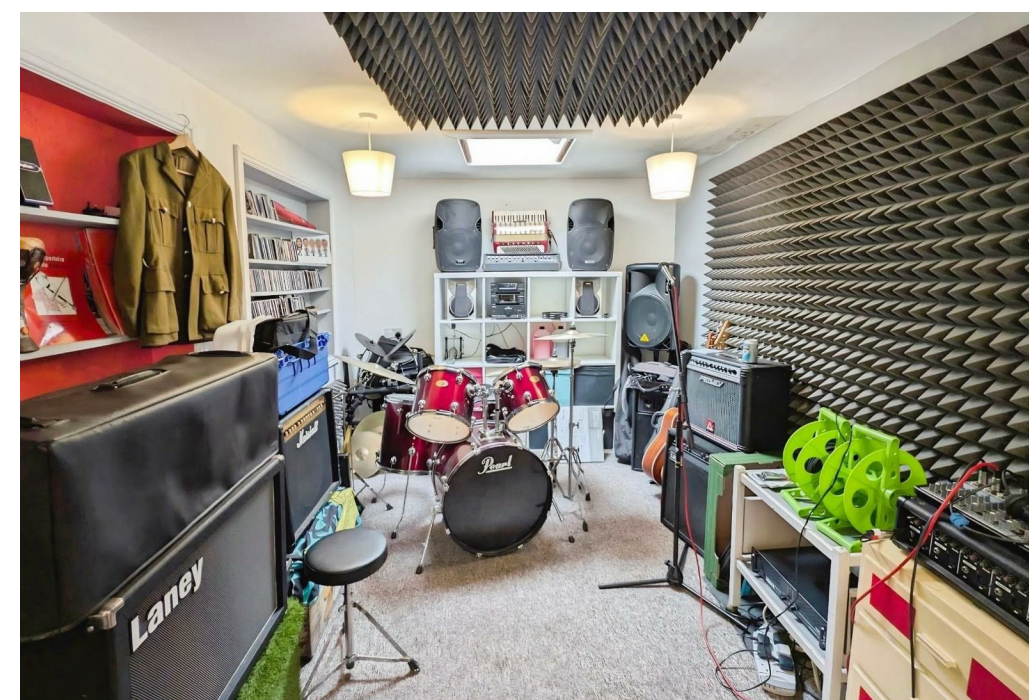
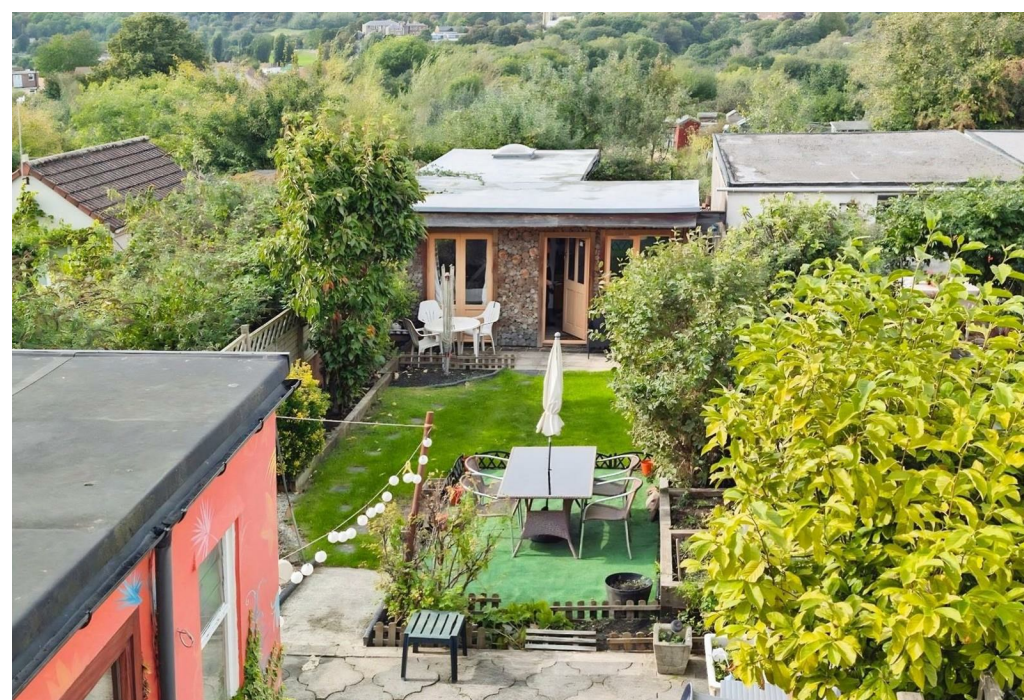
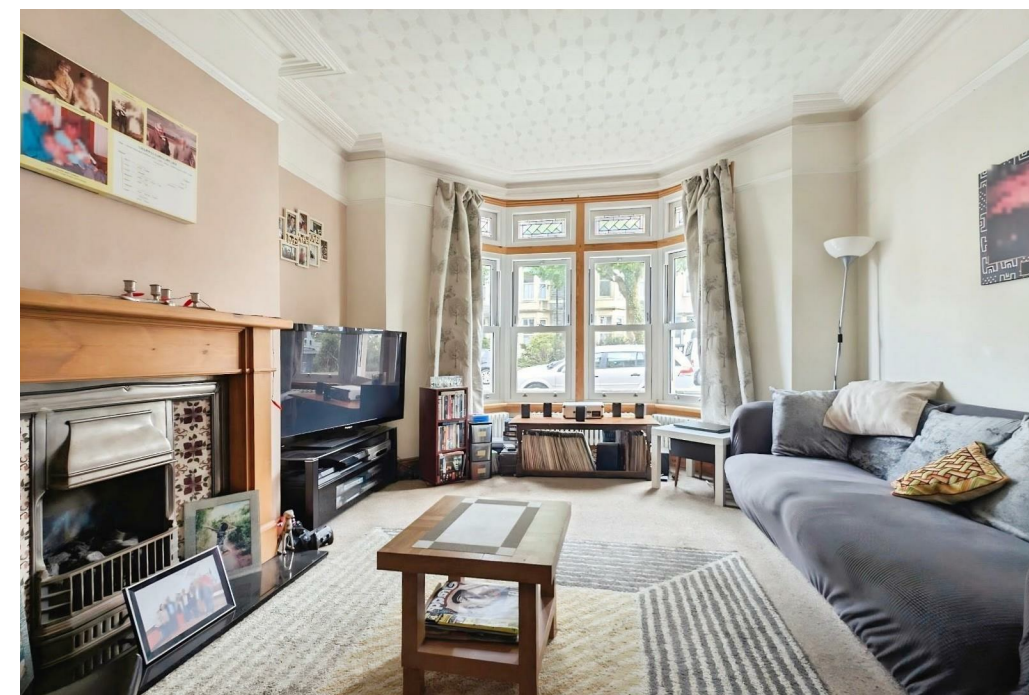


Thingwall Park, Bristol, BS16 2AL

£625,000

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Hunters Estate Agents - Fishponds office are delighted to offer this unique and individually outstanding 3-bedroomed mid terraced family home occupying a prestigious position within Thingwall Park with impressive rear garden and outstanding far-reaching views. This distinctive home offers considerable character together with modern benefits to include many UPVC leaded and decorative stained glass sash style windows and impressive extended kitchen, garden/music studio and generous landscaped rear garden. This family home offers well proportioned accommodation with many interesting features and details, providing outstanding ground floor accommodation to include a reception hall, cloakroom, lounge, dining room, family/2nd sitting room and generous kitchen/breakfast room. On the first floor, there are 3 bedrooms alongside a bathroom. The property benefits from outstanding far-reaching views from first floor level with an outlook directly onto generous landscaped rear gardens alongside a garden/music studio and off street parking space for 1 vehicle. Hunters Exclusive - recommended viewing. Call Fishponds office for OPEN HOUSE events viewings.



Entrance

Composite entrance door with frosted glazed window along side and over into ...

Hall

staircase to first floor, cupboards housing gas and electric meters, radiator, period ceiling coving.

Cloak Room

White w.c. and corner wash basin.

Lounge 16'0" x 13'0"

Dimension maximum overall into a feature bay window. UPVC double glazed frosted and stained glass sash windows, feature style fireplace with a timber surround, inlaid tiles and black marble hearth, radiator, period ceiling coving. picture rail, radiators. Wide opening from hall into...

Family/Second Sitting Room 11'10" x 9'1"

Built in larder, feature natural wood stripped floor, radiator, twin sliding doors into dining room and wide opening into kitchen/breakfast room.

Dining Room 15'5" x 10'0"

Twin UPVC double glazed French doors onto the rear garden, natural wood stripped fireplace surround and marble effect hearth, gas fired combination boiler for domestic hot water and central heating, radiator.

Kitchen/Breakfast Room 18'7" x 8'8"

Fitted with a range of red high gloss effect wall, floor and drawer storage units with brushed steel effect handles to incorporate a built in double oven, gas hob and extractor above, black and white vinyl floor covering, space for washing machine, dish washer, fridge/freezer and tumble dryer, double glazed picture windows on two sides with pleasant open aspect onto the rear garden, natural wood working surfaces, inset china sink with Victorian style mixer taps over, multi paned door onto rear garden.

First Floor Landing

Access to roof space, shelved linen cupboard.

Bedroom 1 15'11" x 12'11"

Dimension maximum overall into a UPVC double glazed sash bay window, natural exposed wood and painted floor, stained and leaded glazed window details, former fireplace opening , period ceiling coving, radiator.

Bedroom 2 15'7" x 10'0"

Former fireplace opening, natural exposed and painted wood floor, ceiling coving, UPVC tilt and turn windows, radiator.

Bedroom 3 9'8" x 9'1"

Radiator, UPVC tilt and turn window to rear, cast iron fireplace.

Bathroom 8'2" x 6'1"

White suite of paneled bath with mixer shower attachment over, low level w.c. wash basin, attractive vinyl floor, splash back tiling extractor fan, UPVC double glazed and frosted window to front, radiator.

Exterior

Arranged principally to the rear of the property providing an initial interlocking paved stone patio extending onto a well tended level lawn with raised timber edged borders on both sides, stocked with flowering plants, trees and fruit bushes, ornamental pond with decorative pebble stones around, At the far end of the rear garden there is a paved paved patio directly in front of the garden/music studio.

Front Room 16'11" x7'8"

Natural wood framed French doors opening onto the rear garden, fitted work surface with inset sink, electric fuse box, UPVC double glazed window with outlook onto the garden, wide opening into ...

Studio 18'0" x 8'9"

Fitted sound insulation panels, built in shelves, power and light, roof sky light, door leading onto a ...

Hardstanding/Parking Space

Parking for one vehicle.

Tenure: Freehold
Council Tax Band: B



- A highly desirable period home on Thingwall Park
- Rare and exclusive opportunity to acquire a distinctive family home
- Commanding position with impressive far reaching views
- Impressive character and style with modern sash windows
- Many exclusive features and benefits
- Generous landscaped rear garden and GARDEN/MUSIC studio
- 3 bedrooms and bathroom
- Spacious ground floor space to include 3 receptions
- Extended Kitchen/Breakfast room
- Hunters Exclusive - Call for OPEN HOUSE viewing events

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		
	59	71
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.