

# HUNTERS®

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## 72 Ventnor Road

St. George, Bristol, BS5 7SH

£360,000



Hunters Estate Agents- Fishponds office are delighted to offer this immaculate 3-bedroom 1960's style mid terrace home within a pleasant elevated position commanding a view towards Dundry hills. This spacious and well-appointed home has been the subject of thorough improvement and redecoration. Ideally suited to professionals, first-time buyers and growing families. This well proportioned home offers considerable style and comfort. The property benefits from both Upvc double glazed windows, gas heating, landscaped gardens and a double garage. Hunters Exclusive - recommended viewing.





Entrance  
Twin UPVC double glazed entrance doors into entrance lobby, UPVC inner door with stained leaded glazed details into ...

Hall  
Feature laminate wood grain effect floor, radiator, staircase to first floor with useful cupboard beneath.

Lounge 12'10" x 11'10" (3.92m x 3.61m)  
Dimension maximum overall into a UPVC double glazed bay window, feature laminate wood grain effect floor, radiator, feature fireplace with a log/flame effect electric fire, archway opening into ...

Second Sitting Room/Dining Room 10'9" x 10'9" (3.29m x 3.29m)  
Feature laminate wood grain effect floor, radiator, sliding patio doors onto rear garden.

Kitchen 10'7" x 6'9" (3.25m x 2.08m)  
Fitted with a modern range of white shaker style wall, floor and drawer storage cupboards with marble effect working surfaces, single drainer stainless sink unit, attractive splash back tiling, built in brushed steel effect oven, inset gas hob and concealed extractor, space for upright fridge/freezer, UPVC double glazed window and matching stable style door onto rear garden.

First Floor Landing  
Access to roof space via a pull down ladder.

Bedroom 1 13'6" x 9'6" (4.12m x 2.92m)  
Dimension maximum overall into a UPVC double glazed bay window to include a range of fitted wardrobes, drawers, dressing table and overhead cupboards, radiator.

Bedroom 2 10'9" x 8'11" (3.29m x 2.73m)  
UPVC double glazed window to rear with a pleasant outlook onto the rear garden, radiator. Dimension to exclude a built in double sliding door wardrobe and additional cupboard housing a wall mounted gas combination boiler for domestic hot water and central heating.

Bedroom 3 8'0" x 6'11" (2.44m x 2.12m)  
UPVC double glazed window to front, radiator.

Bathroom 6'9" x 5'4" (2.08m x 1.64m)  
Luxuriously appointed with a white suite of close coupled w.c. and vanity wash basin with cupboards beneath, p shaped bath with fitted shower over, fully tiled walls and floor, UPVC double glazed and frosted window to rear, radiator.

Exterior  
The front garden has been landscaped for ease of maintenance to from brick laid surfaces and pathways along side a decorative graveled surface with stone edged borders. The larger rear garden similarly landscaped offers attractive stone paved surfaces and paved patio areas with well stocked brick edged and raised borders on both sides, outside tap, beyond the timber pergola there is a further paved surface is the DOUBLE GARAGE.

Double Garage 19'10" x 16'7" (6.06m x 5.08m)  
Located within the rear garden boundary is the double garage with central dividing partition wall, twin aluminum up and over doors, power and light, frosted glazed window to rear, UPVC double glazed door onto rear garden.

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"

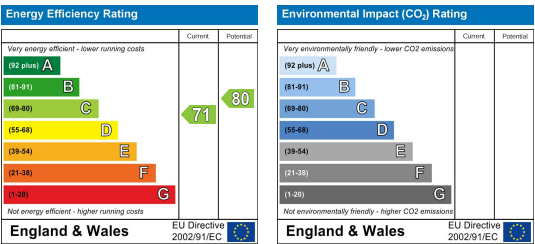
## Area Map



## Floor Plans



## 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.

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