

HUNTERS®

HERE TO GET *you* THERE



45 Briar Way

Fishponds, Bristol, BS16 4EB

Offers In Excess Of £300,000



Hunters Estate Agents - Fishponds office are delighted to offer for sale this 3 bedroom semi detached property. This lovely well maintained property would make a great first time buyer home, having well spaced open plan living with modern decorations. Internally the property briefly comprises to the ground floor, an open plan lounge, modern kitchen and dining area. To the 2nd floor there are 3 good size bedrooms and a modern white fitted bathroom. Further benefits include gas central heating via a combination boiler, upvc double glazed windows, off street parking and a large landscaped rear garden. The location of this fine home is within close distance to the Bristol to Bath cycle track, Fishponds high street and is within easy reach of Bristol centre. Hunters Exclusive - recommended viewing.



ENTRANCE

Etched paneled door to..

HALLWAY

Stairs to first floor, radiator, door into..

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

LOUNGE AREA 15'11" x 12'0" (4.84 x 3.66)

Two UPVC double glazed windows to front, wood grain fitted laminate flooring, radiator.

KITCHEN AREA 19'3" x 8'0" (5.87 x 2.44)

UPVC double glazed window to rear, UPVC double glazed door leading to garden, wood grain effect laminate flooring, modern fitted base and wall fitted storage units with roll top working surfaces, tiled splash backs incorporating a fitted gas hob with oven below and extractor over, plumbing for dishwasher and automatic washing machine, space for fridge freezer, space and area for table and chairs understairs built in storage housing worcester gas combination boiler serving central heating and hot water.

FIRST FLOOR LANDING

UPVC double glazed window to side.

BEDROOM ONE 12'10" x 11'9" (3.91 x 3.59)

UPVC double glazed window to front, radiator.

BEDROOM TWO 12'9" x 7'5" (3.88 x 2.26)

UPVC double glazed window to rear, radiator.

BEDROOM THREE 8'11" x 7'0" (2.71 x 2.13)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising of paneled bath with Victorian style shower and mixer tap with electric Aqua overhead shower, pedestal wash hand basin with Victorian style taps, low level WC, tiled floor, tiled throughout.

EXTERIOR TO THE REAR

Has a generous landscaped enclosed rear garden with outside tap having timber decked area adjoining the property with various section laid to lawn and chippings with area ready for growing, hedge and bush boundary with lapwood fence borders. There is a second section located to the rear of the garden which is mainly laid to wood barking having various trees and lapwood fenced borders.

EXTERIOR TO THE FRONT

Concrete area that offers off street parking.

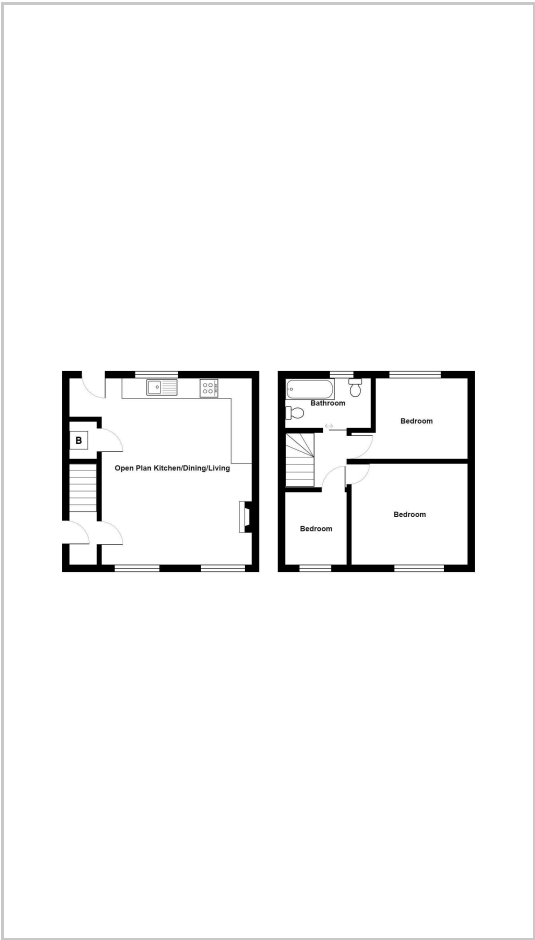
AML (Anti money laundering)

"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"

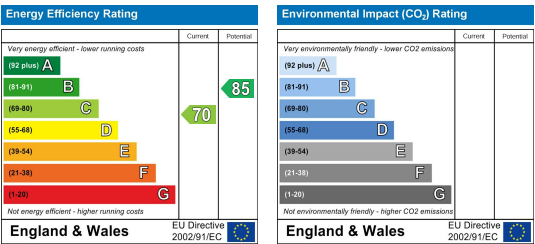
Area Map



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.