

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 7 Elfin Road

Fishponds, Bristol, BS16 2HW

£350,000



Hunters are delighted to offer for sale this substantial period 4 bedroom mid terrace property. This spacious house is located in central Fishponds and is within walking distance to the high street offering a wide selection of shops while also being close to the cycle track and bus routes leading into Bristol centre. The property internally requires refurbishment and modernising throughout therefore suited to DIY enthusiasts, investors or buy to let landlords with good rental potential. Internally to the ground floor there is a front lounge, a 2nd reception room, a 3rd reception room and kitchen. To the first floor there are 4 bedrooms and 2 shower rooms. Further benefits include a rear garden, dg windows and gas central heating.



ENTRANCE

Paneled door to..

HALLWAY

Natural wood flooring, stairs to first floor, understairs storage, radiator.

LOUNGE/RECEPTION ONE 15'9" x 10'5" (4.82m x 3.20m )

Into bay and recess with double glazed bay window to front, radiator.

SECOND RECEPTION ROOM/DINING ROOM 12'3" x 10'0" (3.74m x 3.07m )

Double glazed door to rear leading to garden with double glazed window, radiator.

THIRD RECEPTION/OFFICE STUDY AREA 11'1" x 10'7" (3.39m x 3.23m )

Double glazed window to side, radiator, natural wood flooring.

KITCHEN 11'11" x 11'5" (3.65m x 3.48m )

Double glazed door to side leading to garden, double glazed window to rear. A range of base and wall fitted units with roll top working surfaces incorporating a single bowl sink, gas point for cooker, plumbing for automatic washing machine, tiled floor, space for fridge freezer.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM ONE 12'3" x 10'1" (3.75 x 3.08)

Fitted radiator, double glazed window to rear.

BEDROOM TWO 15'6" x 9'0" (4.74 x 2.76)

Into bay and recess with double glazed window to front, period fire place with tiled sides, radiator.

BEDROOM THREE 10'6" x 27'2" (3.22 x 8.3)

Double glazed window to rear, radiator.

BEDROOM FOUR 9'8" x 6'9" (2.96 x 2.06)

Double glazed window to front

SHOWER ROOM ONE

Double glazed window to rear, low level W.C, pedestal wash hand basin, cubical with overhead shower, fitted radiator, cupboard housing hot water cylinder

SHOWER ROOM TWO

Double glazed window to rear, low level W.C, pedestal wash hand basin, cubical with over head shower.

EXTERIOR TO REAR

Enclosed garden mainly laid to paving

TO THE FRONT

Modest garden with pathway leading to front door via a wrought iron gate.

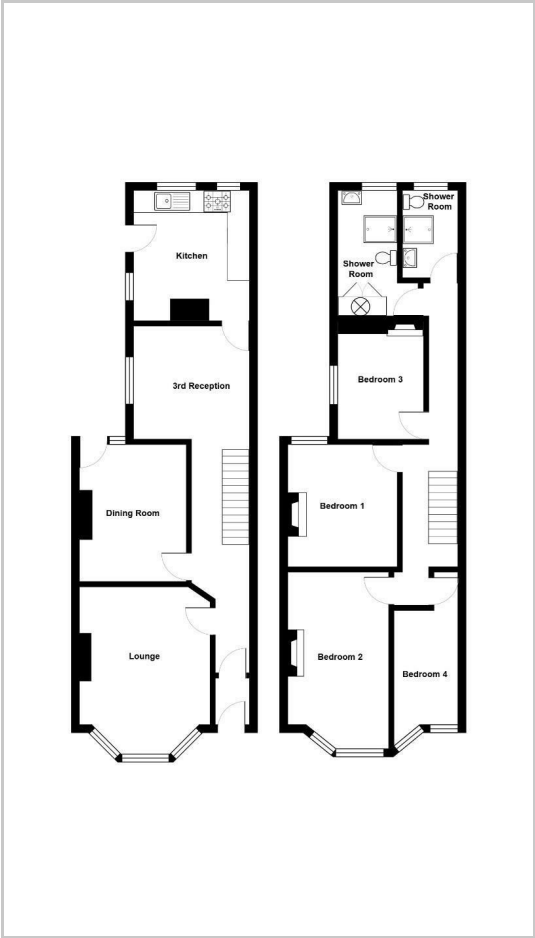
AML (Anti money laundering)

"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"

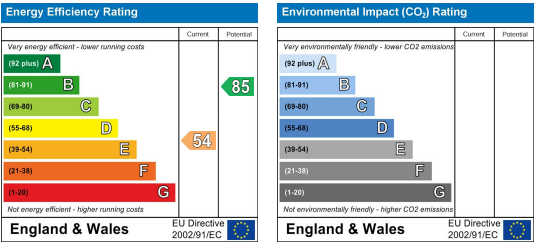
Area Map



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.