

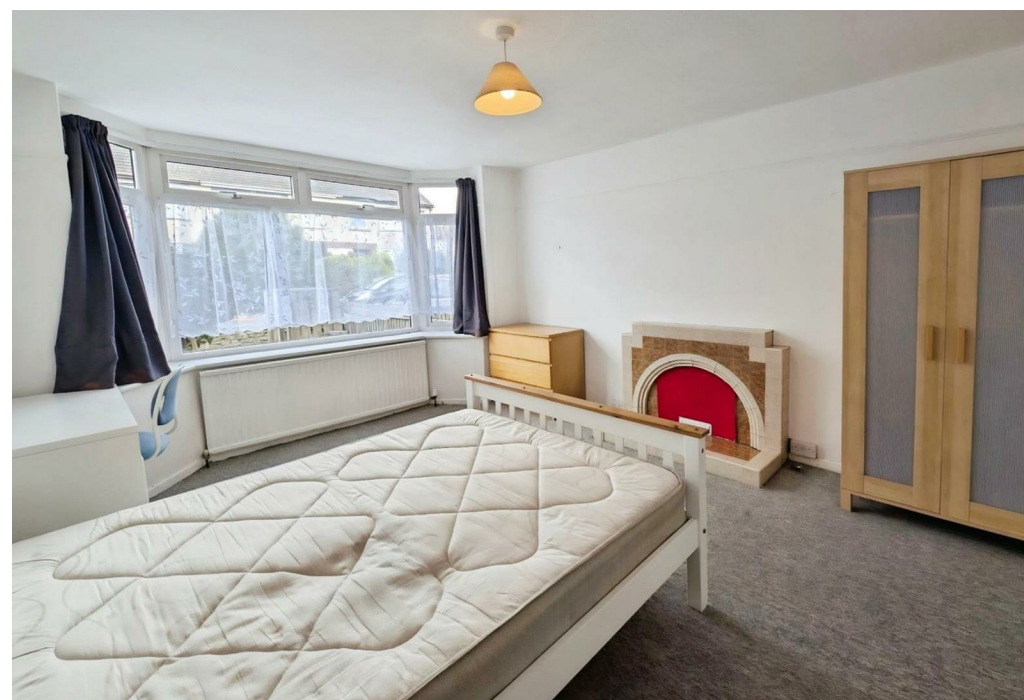


Pound Drive,
Bristol,
BS16 2EG

£350,000



Hunters Estate Agents- Fishponds office are delighted to promote this 1930s mid terraced 3-bedroom home equally suited to professionals and families recently utilized as a buy to let property attracting 4 students lets. This well proportioned home which occupies a lovely position within a backwater position within close proximity to Oldbury Court estate parkland and local Fishponds high street shops and services. Located within a cul-de-sac. The property offers well maintained accommodation with UPvc double glazed Windows, gas heating, modern kitchen, shower room and separate ground floor cloakroom. Offered with no onward chain. We would encourage immediate viewing to avoid disappointment.



Entrance

Feature composite entrance door with stain glass details into ...

Spacious Hall

Staircase to first floor with a useful recess beneath, radiator, cupboard with gas and electric meters, radiator.

Lounge 14'2" x 9'1"

Dimension maximum overall into UPVC double glazed bay window, feature tiled fireplace, two radiators, picture rail.

Second Sitting/Dining Room 13'9" x 10'11"

Dimension maximum overall into rear UPVC double glazed window with outlook onto the rear garden, radiator, picture rail, cupboard containing a gas fired boiler for domestic hot water and central heating.

Kitchen 12'10" x 7'2"

Fitted with a range of cream shaker style wall, floor and drawer storage cupboards with brushed steel effect handles, marble effect working surfaces and matching splash backs, inset single drainer sink unit, vynal floor covering, space for upright fridge/freezer, built in double oven, inset gas hob and fitted extractor over, space for washing machine and dishwasher, UPVC double glazed door onto rear garden, door revealing

Cloak Room 5'3" x 5'1"

White suite of low level w.c. and inset wash basin, radiator, fully tiled walls, UPVC double glazed and frosted window to rear.

First Floor Landing

Access to roof space.

Bedroom 1 14'11" x 11'1"

Dimension maximum overall to include built in wardrobes, dressing table and drawers, radiator, maximum dimension into a UPVC double glazed bay window.

Bedroom 2 12'5" x 11'1"

Dimension maximum overall to include built in wardrobes and cupboard storage, picture rail, radiator.

Bedroom 3 9'4" x 7'4"

Dado rail, UPVC double glazed window to front, radiator.

Shower Room 7'3" x 5'4"

White suite of low level w.c. and vanity wash basin with storage beneath, heated towel rail, vinyl floor covering, UPVC double glazed and frosted window to rear, independent enclosure with a fitted thermostatically controlled shower, splash back tiling.

Exterior

The gardens are arranged to the front and rear of the property. To the rear the enclosed garden offers paved surfaces and patio areas along side a decorative graveled surface for easy maintenance. Timber shed and outside tap. The rear garden stands within well maintained modern walled and timber fenced boundaries. A rear pedestrian gate opens onto a generous hardstanding for on site car parking.

Location Information

The property is conveniently located within central Fishponds being within walking distance to a variety of shops, cafes, bars, restaurants, supermarkets along with a retail park and gym. There are also regular bus routes into Bristol City Centre and the Bristol to Bath cycle track is within easy access as well as the cycle track going into Bristol City Centre.

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”

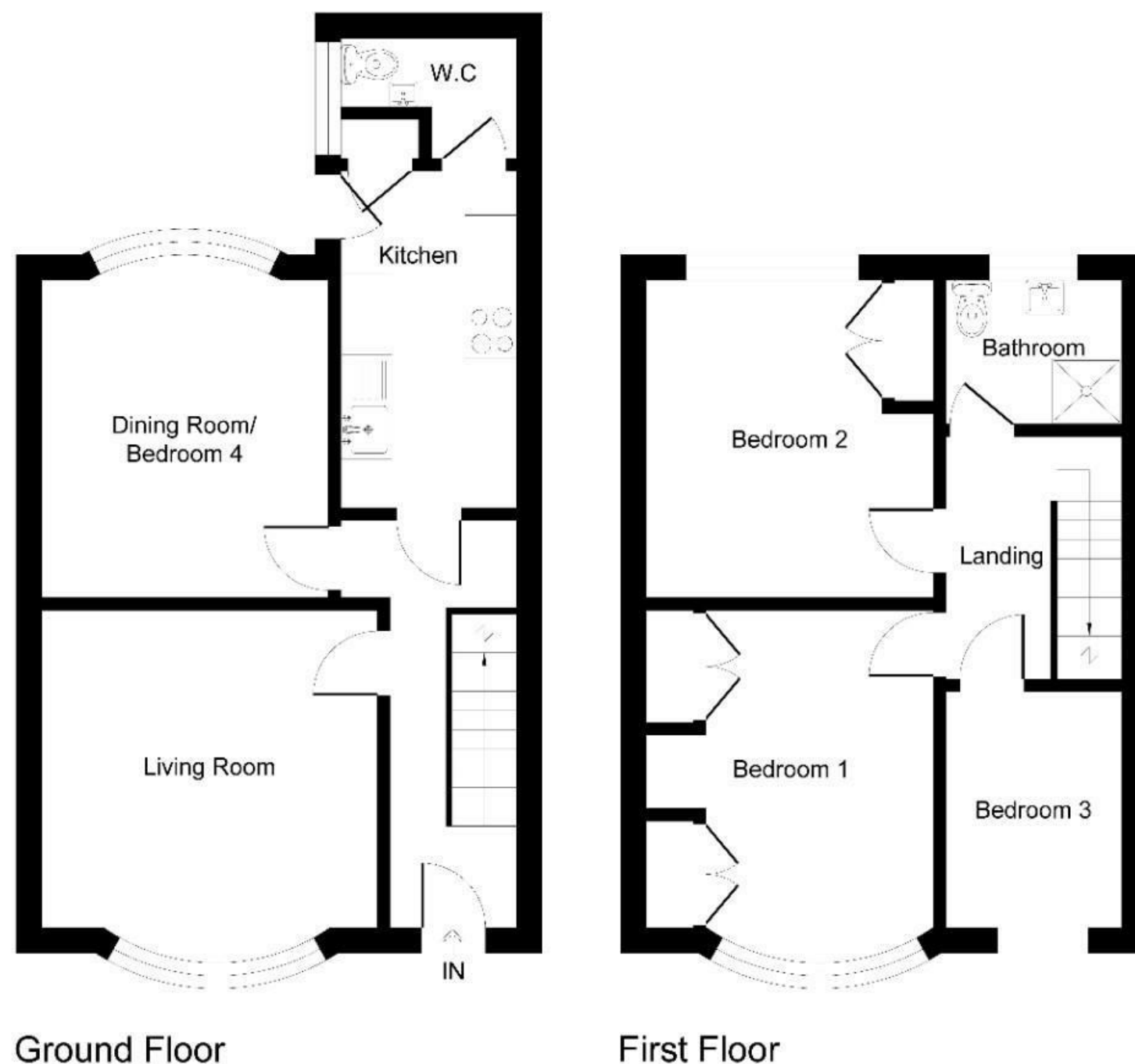


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
Council Tax Band: C

- Spacious 3 - bedroomed mid terraced home
- Offered with no chain
- Equally suited to professionals and buy to let investors
- Lovely cul de sac location within walking of the High Street
- Recently let to 4 students and for many years prior
- Off street parking/hardstanding to the rear
- Shower room and ground floor Cloakroom
- 2 generous receptions
- Gas heating and UPvc double glazing
- Hunters - Recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.