





Property Description

Situated in the popular area of Fishponds offering a blend of Victorian-era housing, green areas and a variety of local amenities. Situated within close proximity of local schools, shops, supermarkets, eateries, pubs, bars as well as a doctors surgery. There are frequent bus services supplying frequent links into the city centre and surrounding areas.

Entrance

UPVC double glazed decorative front door to the vestibule with a further door leading into the entrance hallway.

Hallway

stair rising to the first floor, laminate flooring, radiators, under stairs recess space with a little under stair cupboard, doors off into principal's room.

Lounge

28' 10" into bay x 12' 4" MAX (8.79m into bay x 3.76m MAX)

Halogen down lighters, UPVC double glazed window to the front aspect, two radiators, laminate flooring and tv point, double doors into the rear hallway,

Dining Room

13' 2" max x 11' 1" max (4.01m max x 3.38m max)

Laminate flooring, radiator, multi glass sliding panel door to the rear hallway

Kitchen

11' 5" x 11' 2" (3.48m x 3.40m)

UPVC double glazed window, cupboard housing, combi boiler, space for fridge and freezer, range of base unit of drawers, place for washing machine and further space for appliances beneath the work tops, space for range cooker with extracted hood over, radiator, tiled flooring, one and half bowl sink unit and drainer with mixer tap, kitchen is fully tiled.

Rear Hallway

skylight window, upvc double glazed door leading to the rear garden.

First Floor Landing

a hatch given access to the storage space, skylight window and doors off into principal rooms, a door to the storage cupboard.

Bedroom One

15' 11" into bay x 13' 8" to front of wardrobes (4.85m into bay x 4.17m to front of wardrobes)

UPVC double glazed bay window to the front aspect, additional upvc double glazed window, central heating radiator, built-in wardrobes with mirror sliding doors comprising hanging rails and built-in shelves, radiator

Bedroom Two



12' 4" x 10' 1" To rear of wardrobe (3.76m x 3.07m To rear of wardrobe)

UPVC double glazed window, radiator, built-in wardrobe comprising hanging rails and built-in shelving.

Bedroom Three

11' to front of wardrobe x 8' 4" to rear of wardrobe (3.35m to front of wardrobe x 2.54m to rear of wardrobe)

UPVC double glazed window, radiator, built-in wardrobe with mirror doors comprising hanging rails and shelves.

Bathroom

upvc double glazed window, extracted fan, heater towel radiator, shower bath with a shower screen, vanity wash hand basin with mixer tap, a mirror cabinet, low level wc , fully tiled around.

separate toilet, obscured upvc double glazed window, chrome heated towel radiator, pedestal wash hand basin with a mixer tap, bathroom cabinet above with tiled splashback.

Outside

To the front

front garden is paved, with low level walls, fencing and gated path access to the front door.

To the rear

paved, enclosed with fencing, a brick built garden shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: B

Tenure: Freehold

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