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Frampton Crescent, Bristol, BS16 4JA

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Bristol,
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£325,000

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Nestled in the desirable Frampton Crescent area of Fishponds, Bristol, this stunning three-bedroom semi-detached ex-local authority home is a true gem. Having been meticulously maintained and improved to a high standard, it presents an ideal opportunity for professionals, first-time buyers, and young families seeking comfort and modern conveniences.

Upon entering, you are welcomed into a spacious hall that leads to a bright and inviting living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the feature kitchen/dining room, which boasts a comprehensive range of modern high-gloss finished cupboards, complete with built-in appliances that make cooking a delight.

The first floor comprises three well-proportioned bedrooms, each offering ample space for rest and personalisation. A luxury shower room completes this level, providing a touch of elegance and convenience.

One of the standout features of this property is the generous and mature rear garden, which includes a stylish patio and a covered seating area, ideal for enjoying the outdoors in comfort. Additionally, the property benefits from a substantial tarmac hardstanding, providing off-street parking for multiple vehicles.

Offered with no chain, this home is ready for you to move in and make it your own. We highly recommend viewing this exceptional property to fully appreciate its charm and potential. Don't miss out on the opportunity to secure a wonderful home in a sought-after location.













Ground Floor
Composite multi pane stained and leaded glazed entrance door into...

Hall
Gas and electric meters, radiator, staircase to first floor, wood block effect vinyl floor.

Lounge 15'11" x 12'11"
UPVC double glazed window to front, built in gas fire (not tested) radiator.

Kitchen/Dining Room 15'11" x 7'8"
A stunning room fitted with a comprehensive range of cream high gloss effect wall, floor and drawer storage cupboards to incorporate stainless steel handles and built in Bosch oven and microwave, inset 5 element gas hob with extractor fan above, integrated upright fridge/freezer, vinyl floor and attractive splashback tiling, pull out larder storage unit, space for washing machine, feature timber grain effect working surfaces, UPVC double glazed French door opening onto the rear garden, attractive outlook onto same, radiator, opening into...

Rear Lobby
Shelved alcove with position for tumble dryer, UPVC double glazed door to exterior, door into...

Cloakroom 4'4" x 2'9"
Modern white suite of vanity wash basin with cupboard storage beneath and low level WC, UPVC double glazed window to exterior.

First Floor Landing
Access to roof space.

Bedroom 1 12'11" x 11'4"
Maximum overall to include an open fronted shelved alcove with a Vaillant wall mounted gas fired combination boiler for domestic hot water and central heating, UPVC double glazed window to front, radiator.

Bedroom 2 12'2" x 7'7"
UPVC double glazed window to rear overlooking the rear garden, radiator.

Bedroom 3 9'5" x 7'6"
UPVC double glazed window to front, radiator.

Shower Room (Former Bathroom) 6'7" x 4'4"
Luxuriously appointed with a white suite of close coupled low level WC and vanity wash basin with cupboard storage beneath, radiator, splashback tiling, vinyl floor covering, fully tiled walls, UPVC double glazed and frosted window to rear, large independent walk-in shower enclosure with a built in thermostatically controlled shower.

Garden
A particular feature of the sale the generous rear garden offers an initial flagstone effect paved patio with timber covered seating area to one side extending onto two sections of gently sloping well tended lawn with a central concrete laid path leading to a purpose built shed. A wide pathway extends to the side of the property leading to the front. Outside tap.

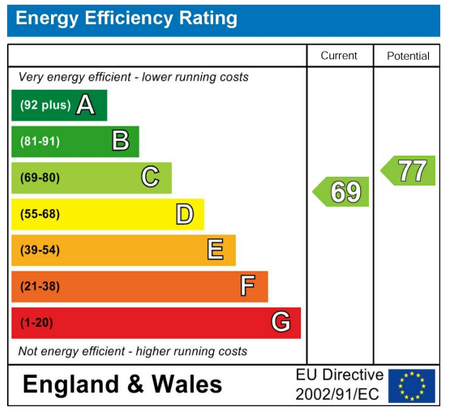
Off Street Parking
Directly in front of the property is a prepared tarmac hardstanding suitable for the off street parking of multiple vehicles.

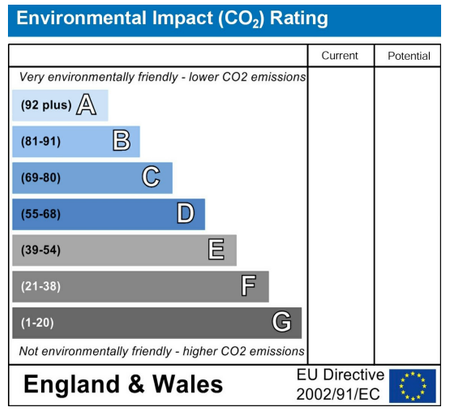
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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’’



Tenure: Freehold
Council Tax Band: B

- Impressive ex-local authority semi detached home
- Large rear garden with covered seating area
- Contemporary Kitchen/Dining room with built-in appliances
- Ideal professionals, first time buyers and young families
- Offered with no chain - recommended viewing
- Call FISHPONDS OFFICE for OPEN HOUSE viewing event times
- Generous hardstanding for multiple cars
- 3 good sized bedrooms and luxury shower room
- No chain, move-in ready
- Hunters Exclusive





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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