



Forest Road,
Bristol,
BS16 3XQ

£430,000



Hunters are extremely pleased to offer for sale this stunning 1930's extended end terrace property, conveniently located in a position acquiring easy access to the Bristol to Bath cycle track, Fishponds high street, the highly popular Avanti Gardens primary school and bus stops with regular buses taking you into Bristol centre. This amazing house offer character with style and has been the subject of refurbishment works carried out by the present occupiers to offer beautiful decorations throughout. This truly wonderful home would suit an array of buyers with internal accommodation briefly comprising, a spacious front lounge, a generous separate dining room, a stunning open plan bespoke fitted kitchen/breakfast extension with bi-fold doors having lovely views onto the rear garden and a modern fitted downstairs cloakroom. To the first floor there are 3 good size bedrooms and modern fitted bathroom. Further benefits include, UPVC dg windows, has central via a combination boiler, a front garden, off street parking, a side timber built storage shed, a landscaped attractive rear garden with side access, and an outhouse garden studio located to the rear of the garden. Internal viewing is strongly recommended!



Entrance
Double glazed door to...

Porch
1930's style panelled door with attractive stained glass feature window to...

Hallway
Stairs to first floor, radiator, natural wood fitted flooring.

Cloak Room
Opaque double glazed UPVC window to side, modern fitted with low level WC, radiator, sink into storage unit with cupboard below, tiled splash back.

Lounge 14'2" x 11'10"
Into bay and recess with UPVC double glazed bay window to front, natural wood flooring, open chimney breast feature with mosaic tile and wood mantle surround.

Dining Room 16'0" x 12'9"
Natural wood flooring, upright fitted radiator, space and area for dining table and chairs, opening onto a stunning kitchen/breakfast room extension with double glazed bifold doors to the rear having pleasant outlook and views onto attractive garden.

Kitchen Area 17'10" x 8'10"
Island with bespoke fitted base units and drawers with beech block effect wood working surfaces and seating to one side, kitchen comprising of a good range of bespoke fitted base and wall units with beech block effect wood working surfaces incorporating a 1.5 bowl sink, integral dishwasher, integral washing machine, gas point for cooker, with extractor fan above, space for fridge/freezer, cupboard containing a Glow Worm 35c combination boiler for gas central heating and hot water. Breakfast area has a further space for seating having pleasant outlook and views, upright fitted radiator.

First Floor Landing
Access to boarded loft space via pull down ladder, opaque UPVC double glazed window to side, natural wood flooring.

Bedroom 1 14'8" x 10'11"
Into bay with UPVC double glazed bay window to front, radiator, natural wood flooring.

Bedroom 2 12'7" x 11'6"
UPVC double glazed window to rear having pleasant outlook onto rear garden, natural wood flooring, radiator.

Bedroom 3 9'4" x 6'7"
UPVC double glazed window to front, radiator, natural wood flooring.

Bathroom
Leaded stained glass feature panelled door, UPVC double glazed window to rear, modern suite with wood panelled bath having overhead shower off main system, free standing sink with chrome effect mixer taps, low level WC, chrome effect wall mounted heated towel rail, wood flooring, partly tiled throughout.

Exterior To The Rear
Has a lovely landscaped enclosed garden with timber decked steps leading to paved area with side access and raised timber built attractive planting. There is also side bedded borders with further mature planting leading onto a section laid to lawn with summer studio/garden room located to the rear of the garden.

Studio/Garden Room 7'5" x 6'5"
Double glazed French doors, fitted skylight, engineered oak fitted flooring, power and light.

Exterior To The Front
Double gates leading onto block paved driveway offering off street parking leading to timber built side storage shed the remainder of the garden is laid to lawn with attractive bedded areas offering mature planting.

Timber Shed 14'7" x 10'4"
Power and light with rear access leading to garden.

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

- Superb highly attractive 1930's extended 3 bedroom end terrace
- Stunning open plan kitchen/breakfast room extension
- Spacious lounge with separate dining room
- Lovely front and rear gardens
- Timber built side storage shed
- Off street parking
- Downstairs cloakroom and first floor bathroom
- Beautifully refurbished and modernised throughout
- Outhouse garden studio
- Close to cycle track/Fishponds high street/Avanti gardens school

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(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.