





Victoria Park,  
Bristol,  
BS16 2HJ

£465,000

3 1 2 D

Hunters, Fishponds are extremely pleased to offer for sale this superb highly spacious 3 double bedroom Victorian terrace located in the heart of central Fishponds within a stone throw away to the vibrant high street offering a wide range of shops, to include eatery's and supermarkets. This fantastic property boasting 131 square metres would suit families or first time buyers having versatile space for home and work living. To the ground floor there is a large hallway with natural wooden flooring, a generous front lounge with arched feature fire place, a separate dining room, a large rear kitchen and downstairs cloakroom. On the first floor there are 3 good size double bedrooms and bathroom. Further benefits include DG windows, gas central heating via a modern Vaillant gas combination boiler, a front modest garden and a lovely good size rear garden having pedestrian rear access leading onto a rear access lane. This property offers style with period features and we would strongly recommend viewing this lovely property.





Entrance Via  
Panelled door to...

Inner Vestibule Area  
Glazed panelled door leading to...

Hallway  
Natural wood flooring, stairs to first floor with cupboard beneath, radiator.

Lounge 15'3" x 12'7"  
Into bay and recess with UPVC double glazed bay window to front, radiator, natural wood flooring, arched feature fireplace with wood mantle surround and marble effect hearth.

Dining Room 12'4" x 11'8"  
Into recess with UPVC double glazed window to rear, radiator, space and area for table and chairs, natural wood flooring.

Kitchen 17'0" x 10'8"  
UPVC double glazed windows to side and UPVC double glazed door leading to garden, radiator, range of modern shaker style fitted base and wall units with roll top work surfaces and tiled splashbacks, gas point for cooker, plumbing for washing machine and dishwasher, space for fridge freezer, wood grain effect laminate flooring, UPVC double glazed door to rear leading to garden.

Cloakroom  
Comprising of low level WC, double glazed window to side.

First Floor Landing  
Access to boarded roof space via pull down ladder, skylight window.

Bedroom 1 16'4" x 15'4"  
Into bay and recess with UPVC double glazed bay window to front, radiator.

Bedroom 2 12'1" x 12'0"  
UPVC double glazed window to rear, radiator.

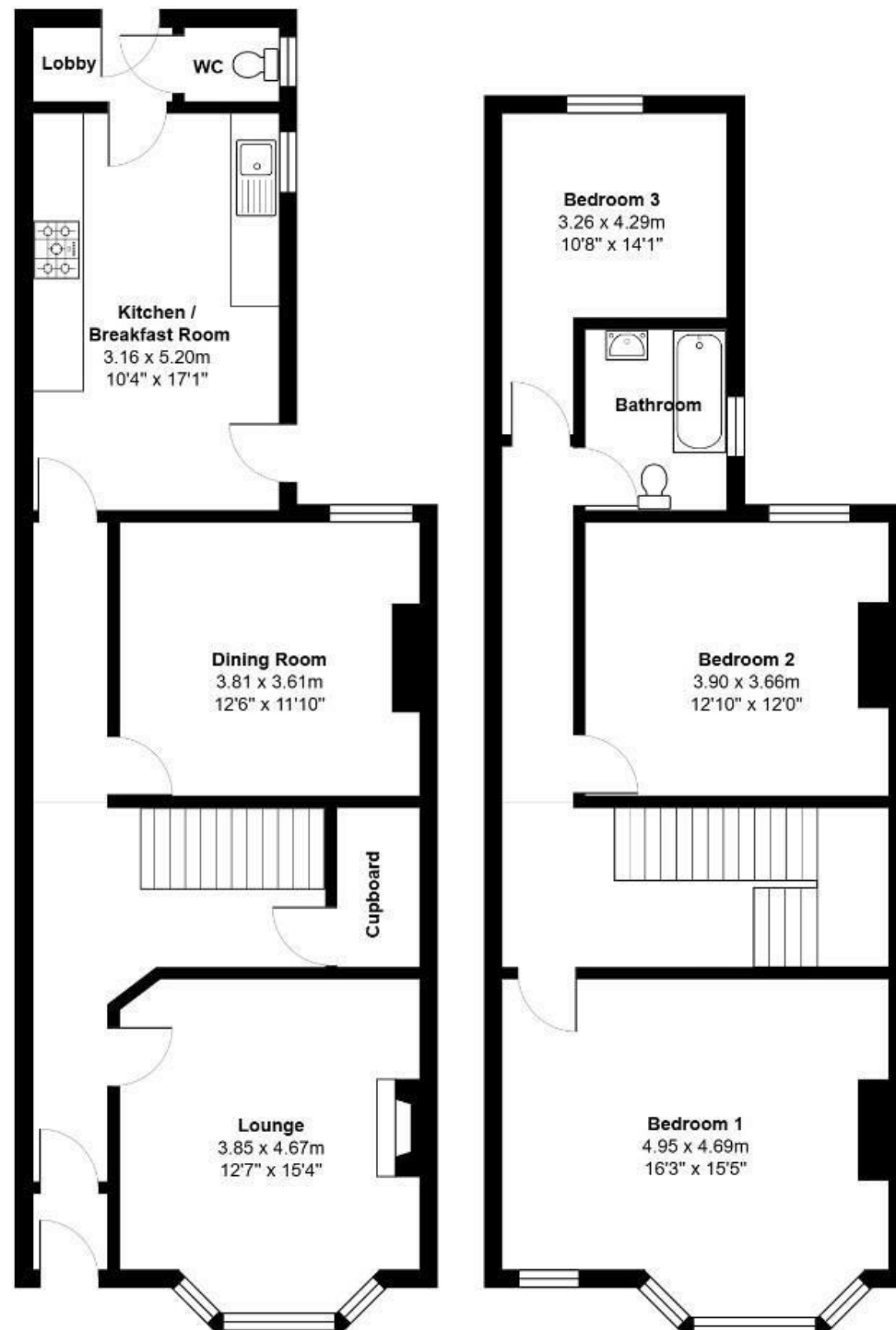
Bedroom 3 10'9" x 9'8"  
UPVC double glazed window to rear, radiator, built in cupboard with separate cupboard housing modern Vaillant gas combination boiler serving central heating and hot water.

Bathroom  
Opaque UPVC double glazed window to side, comprising of panelled bath with overhead shower off main system, pedestal wash hand basin, low level WC.

Exterior To The Rear  
Paved section initially adjoining the property the remainder is laid to lawn with bedded sides offering mature planting. There is also a raised paved patio area to the rear of the property with lapwood fence borders and pedestrian access gate located to the rear that leads onto a rear access lane.

To The Front  
Modest garden which is partly laid to chippings the remainder having paved pathway leading to the front.

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 double bay Victorian terrace
- Fantastic highly spacious property offering 131 square meters
- 3 double bedrooms
- Generous lounge and separate dining room
- Good size rear kitchen/breakfast room
- Downstairs cloakroom and first floor bathroom
- Period features along with character
- Good size enclosed rear garden with pedestrian rear access
- Within walking distance to Fishponds high street
- Excellent family or first time buyer home

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 | 84        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.