

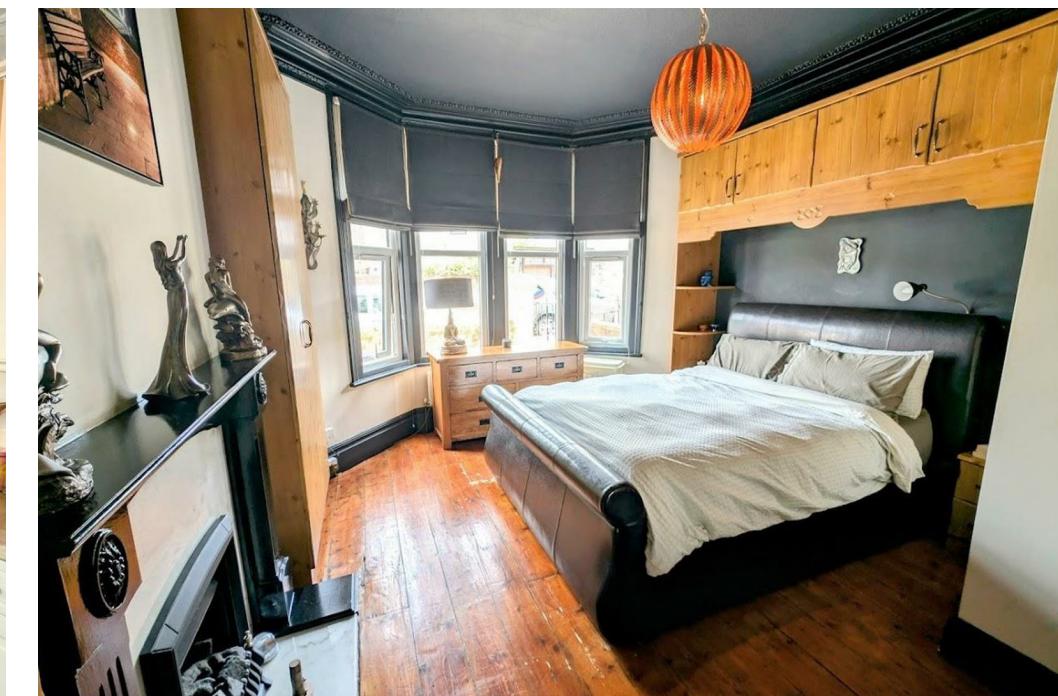


Overndale Road,  
Bristol,  
BS16 2RG

£295,000



Hunters Estate Agents - Fishponds office are delighted to offer this unique and highly rewarding 2 bedroom ground floor converted flat with a spectacular 90ft rear garden. This impressive and extended home provides significant accommodation suited to professionals, young families and garden lovers alike. Originally constructed in 1906 the flat offers light and spacious accommodation with many original period features and surprising highlights. The property benefits from 2 double bedrooms (one with exclusive access onto a charming courtyard) and a large bathroom with feature claw leg bath and independent shower. Further benefits include a generous open plan arranged Kitchen/Dining room and Livingroom with direct access onto the feature garden. There is potential to form an off street parking space (subject to permissions) at the end of the rear garden. Hunters Exclusive - recommended viewing.



## ENTRANCE

Communal entrance door into...

## COMMUNAL HALL

Decorative stained and leaded glazed internal door, private entrance door into ground floor flat.

## HALL

Built in shelved cupboard, feature natural wood stripped floor.

## BEDROOM 1 15'1" x 11'11"

Maximum overall into a UPVC double glazed window, feature natural wood stripped floor, fireplace with inlay marble and matching hearth with a built in gas fire (not tested) period ceiling coving, built in ceiling height cupboards with shelves alongside 2 built in double wardrobes to the alcoves.

## BEDROOM 2 12'7" x 11'3"

Feature natural wood stripped floor, twin UPVC double glazed French doors opening onto a private court yard garden, radiator.

## INNER HALL LEADING TO KITVHEN/DINING ROOM

## KITCHEN/DINING ROOM 19'7" x 10'1"

Fitted with a comprehensive range of cream fronted wall, floor and drawer storage cupboards, enamel inset sink unit with mixer taps over, feature natural wood stripped floor, fitted working surfaces, splash back tiling, wall mounted gas fired boiler for domestic hot water and central heating, feature archway with a position for gas cooker, space for fridge and separate freezer, washing machine and tumble dryer, fitted breakfast bar, twin UPVC double glazed windows to side, radiator, archway opening into a rear lobby, door into bathroom , UPVC double door leading onto the rear hall and lounge.

## BATHROOM 9'5" x 6'11"

White suite of close coupled wash basin and low level WC with vanity cupboard beneath, feature claw leg bath with mixer shower attachment over, fully tiled walls and floor, velux skylight, radiator, concealed ceiling spotlights, fully tiled recess with sliding glazed door having a built in thermostatically controlled shower, radiator.

## LOUNGE 13'0" x 12'9"

Radiator, feature real flamed gas fire within a tiled surround, concealed ceiling spotlights, twin UPVC double glazed French doors with a lovely outlook onto the rear garden and access onto same.

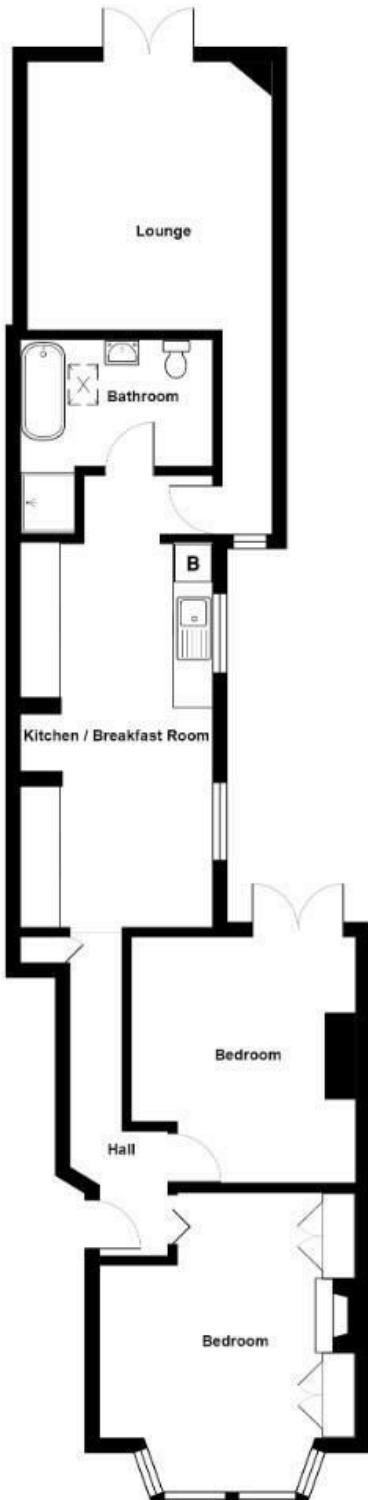
## EXTERIOR

### GARDEN

The property benefits from a modest front garden within low boundary wall having decorative gravelled surfaces. The rear garden a spectacular feature of the sale extends over 90ft in length providing an initial flagstone effect paved terrace leading onto an extensive level well tended lawn with borders stocked with an imaginative display of flowering plants and shrubs all within a combination of brick built walled and timber fenced boundaries. At the far end of the property is a further paved surface suitable for garden sheds and outbuildings. A rear pedestrian gate opens onto an overgrown hardstanding space which couple be developed into off street parking with a rear lane beyond.

## TENURE

Understood to be the remainder of a 999 year lease. There is a joint buildings insurance policy. Current premium £504 per annum. There is no current service charge for maintenance of the building.



Tenure: Leasehold  
Council Tax Band: A

- Superior 1906 converted 2 bedroom garden flat
- Spacious and extended accommodation
- Lovely atmosphere and outstanding features
- Spectacular 90ft rear garden with additional/potential off street parking
- Impressive Living room onto terrace
- 2 bedrooms (one with direct access onto additional courtyard)
- Spacious Kitchen/Dining room
- Close to Oldbury Court parkland
- Ideal young families, professionals and garden lovers!
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(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 <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.