

# HUNTERS<sup>®</sup>

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## 13 Grove Avenue

Fishponds, Bristol, BS16 2DJ

Offers In The Region Of £350,000



A charming 2 bedroom natural stone fronted cottage within a lovely backwater location, just off Thingwall Park. This unique and highly desirable period home offers modernised accommodation with many original features to include cast iron fireplaces, decorative ceiling details, natural wood stripped floors and impressive charm. This spacious home which features an impressive and extended Kitchen/breakfast room offers direct access onto a superb mature rear garden, with open aspect. The property also offers the exclusive benefit of 2 bedroom, both with en-suites. Offered with no onward chain this desirable home offers an outstanding choice for professionals and young families alike. Grove Avenue is a lovely spot within Fishponds, on the edge of extensive open green space surrounding the Frome Valley. The unhurried feel to the area is rarely found in such a relatively central city location with an abundance of established parks and wildlife. Eastville Park boasts range of facilities including tennis courts, a bowls green and indoor community space, alongside the popular ParkRun every Saturday. Fishponds is becoming increasingly popular with several cafés established nearby, namely The Crafty Egg and FED. For commuters, Fishponds is very convenient with ease of access to the M32 and M4 motorways, as well as just being a short cycle, drive or bus journey into the city centre. Close by are well organised allotments just off Thingwall Park and various connections to the Bristol/Bath cycle path.



## Entrance

Via Feature composite stained and leaded glazed entrance door into ...

## Hall

Period ceiling coving, radiator, two feature decorative archways, staircase leading to first floor.

## Lounge 12'6" x 11'6" (3.83m x 3.53m)

Feature cast iron fireplace, radiator, UPVC double glazed and multi paned window to front, radiator.

## Second Sitting/Dining Room 15'2" x 12'2" (4.63m x 3.73m)

Radiator, UPVC double glazed French door onto the rear garden, built in electric flame effect fire, radiator, fitted book selves, understairs storage cupboard with electric fuse box.

## Kitchen/Breakfast Room 15'8" x 7'4" (4.78m x 2.26m)

Fitted with a comprehensive range of shake cream style wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in oven, gas hob and extractor canopy over, concealed ceiling spot lights, UPVC double glazed multi paned door leading onto the rear garden, dual aspect UPVC double glazed windows to side and rear with a pleasant perspective onto the rear garden, rolled edged working surfaces and matching splash back panel, feature stoned tiled floor, radiator, two Velux roof windows, space for upright fridge/freezer and washing machine.

## First Floor Landing

Access to roof space via a pull down ladder.

## Bedroom 1 15'1" x 12'7" (4.60m x 3.85m)

Feature cast iron fireplace, natural wood stripped floor, UPVC double glazed and multi style window to front, concealed ceiling spot lights, opening into ...

## Ensuite Shower 7'3" x 2'8" (2.23m x 0.83m)

Dimension minimum overall. A white suite low level w.c. wash basin and fully tiled recess with a fitted Gainsborough shower unit over, heated towel rail, splash back tiling, concealed ceiling spot lights.

## Bedroom 2 12'5" x 12'0" (3.80m x 3.68m)

Dimension average oval. L shaped room, feature cash iron fireplace, built in double wardrobe, UPVC double glazed window to rear with lovely elevated views and outlook onto the rear garden, radiator, opening onto ...

## Ensuite Bathroom 7'8" x 6'5" (2.35m x 1.96m)

A white suite of corner bath, low level w.c. wash basin, feature natural wood stripped floor, splash back tiling, concealed ceiling spot lights, feature radiator, cupboard containing a Worcester gas fired boiler for domestic hot water and central heating (not tested).

## Exterior

The property benefits from a modest walled front garden with flag stone paves. The delightful rear garden which extends approximately 35 feet in length offers lawned areas with comprehensively stocked borders with flowering plants, shrubs and screening shrubs, outside tap, timber gladden shed.

## AML (Anti money laundering)

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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.

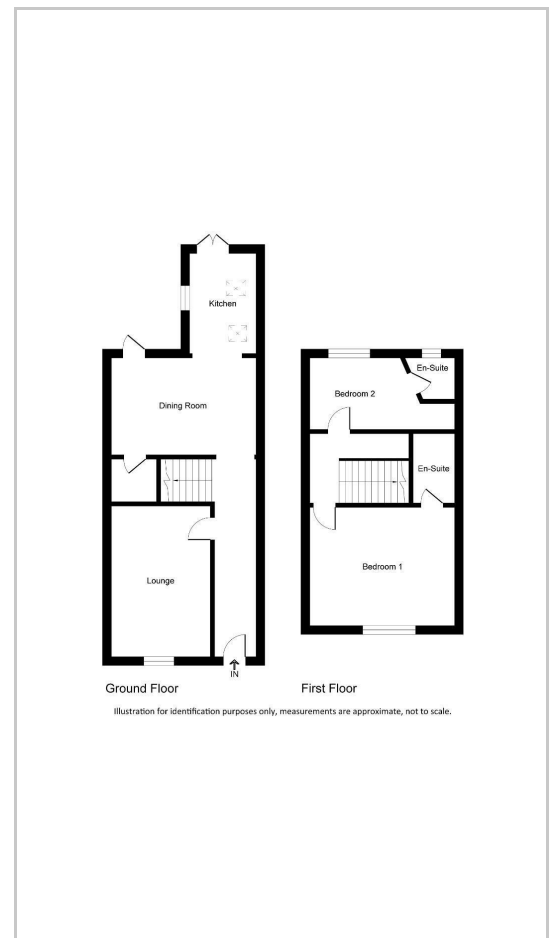
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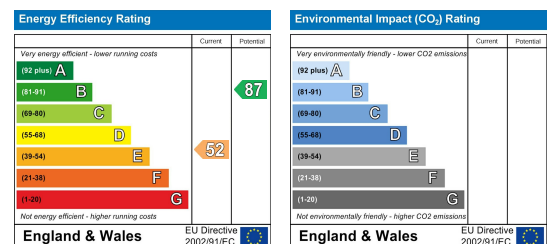
## Area Map



## Floor Plans



## Energy Efficiency Graph



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