

# HUNTERS®

HERE TO GET *you* THERE



## 36 Lewington Road

Fishponds, Bristol, BS16 4AA

Offers In The Region Of £305,000



Hunters Estate Agents are delighted to offer this 1930's style bay fronted home ideally suited to young families/professionals/buy to let investors. This spacious and well proportioned home occupies a position within a popular location close to both Fishponds and Staple Hill high street offering a wide variety of shops. Internally to the ground floor you will find 2 reception rooms and kitchen along with 3 bedrooms and first floor bathroom. Further benefits include dg windows ( where stated), gas central heating and an enclosed rear garden.





GROUND FLOOR  
Twin entrance doors

ENTRANCE VESTIBULE  
Inner feature composite door with feature leaded and decorative glass panel into..

HALL  
Staircase to first floor with useful cupboard beneath.

LOUNGE 11'6" x 12'7" (3.53m x 3.84m )  
Real flame gas fire within a timber surround (not tested)

DINING ROOM 11'11" x 10'6" (3.65m x 3.21m )  
Feature laminate wood grain effect floor, maximum overall dimension into alcoves, aluminium framed and double glazed window with outlook onto the rear garden, radiator.

KITCHEN 15'4" x 6'4" (4.69m x 1.94m )  
Maximum overall, fitted with a range of white fronted wall, floor and drawer storage cupboards, space for gas cooker, washing machine and up right fridge/freezer, single drainer stainless steel sink unit, splash back tiling, aluminium framed double glazed windows to rear, matching door onto the rear garden.

FIRST FLOOR LANDING  
Access to roof space.

BEDROOM 1 14'1" x 10'3" (4.31m x 3.14m )  
Maximum overall into a UPVC double glazed bay window, feature laminate wood grain effect floor, dimension into alcoves, radiator.

BEDROOM 2 11'10" x 10'7" (3.63m x 3.23m )  
Radiator, aluminium framed and double glazed window overlooking the rear garden, cupboard containing an Alpha wall mounted gas fired boiler for domestic hot water and central heating.

BEDROOM 3 8'9" x 6'10" (2.69m x 2.10m )  
UPVC double glazed window to front, radiator.

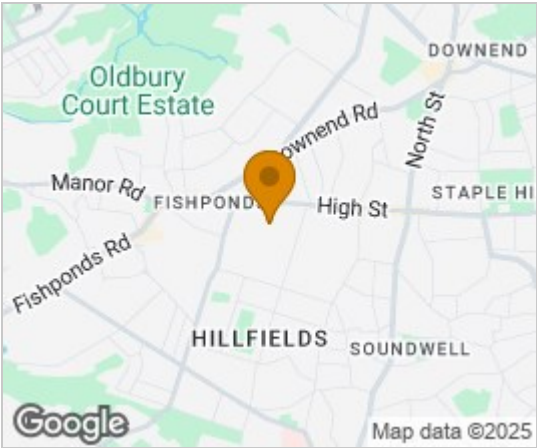
BATHROOM 6'4" x 5'6" (1.95m x 1.69m )  
White suite of bath, low level WC and wash basin, fitted Mira shower unit over bath, aluminium framed and frosted glazed window to rear, radiator, splash back tiling.

EXTERIOR

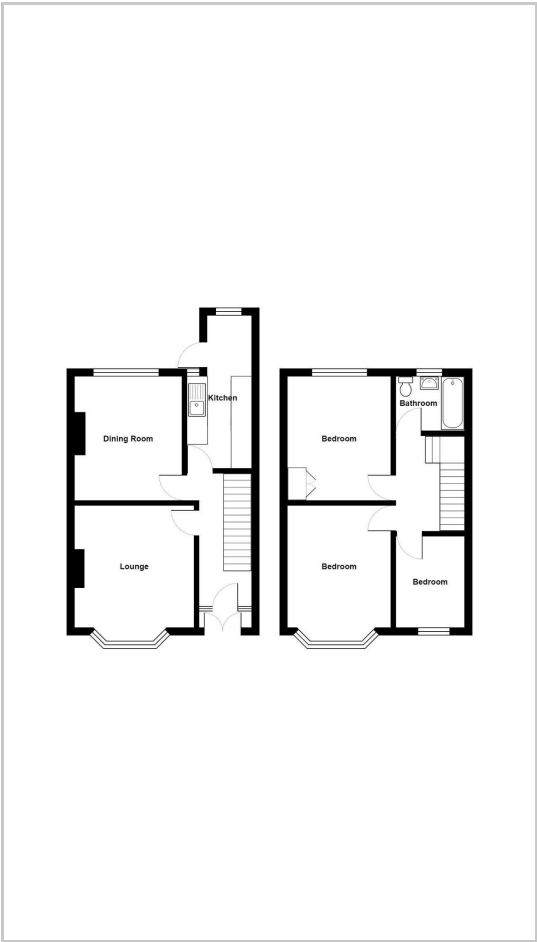
OFF STREET PARKING  
Directly in front of the property is a brick laid hard standing suitable for the off street parking of 2 vehicles.

GARDEN  
Arranged almost exclusively to the rear of the property the impressive long rear garden offers decorative graveled surfaces with a central paved pathway leading beyond numerous mature ornamental shrubs to s timber decked seating area. This same pathway leads to a DETACHED GARAGE located within the rear garden boundary with access via a rear access lane.

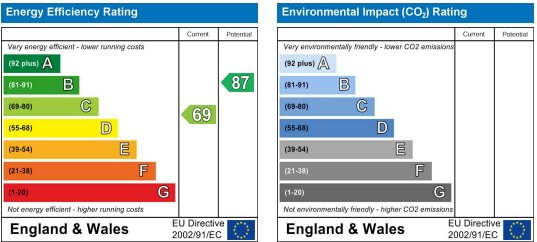
Area Map



Floor Plans



Energy Efficiency Graph



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.