

HUNTERS[®]

HERE TO GET *you* THERE



23 Pound Lane

Fishponds, Bristol, BS16 2EF

Offers In The Region Of £300,000



Hunters are delighted to offer for sale this highly attractive 1800's mid terrace cottage, having natural stone elevations and UPVC double glazed windows. This well presented property would ideally suit first time buyers and is located in a nice backwater position within walking distance to Fishponds high street and bus routes taking you into Bristol centre. Internally to the ground floor there is a front lounge, a separate dining room, a modern fitted kitchen and a lean too utility room. To the first floor there are 2 double bedrooms and a spacious luxury appointed 4 piece bathroom. Further benefits include gas central heating, UPVC double glazed windows and a lovely enclosed rear garden.



Entrance

Via glass paneled door to inner vestibule area with glass paneled door to lounge.

Lounge 13'1" x 10'4" (4.00 x 3.16)

Double glazed window to front, wall mounted electric feature fire, wood grain laminate flooring, fitted radiator, stairs to first floor.

Dining Room 13'1" x 12'11" (3.99 x 3.94)

Double glazed window to rear, understairs built in storage, wood grain laminate floor, fitted gas fire with back boiler behind serving central heating and hot water, fitted radiator.

Kitchen 11'0" x 6'10" (3.36 x 2.09)

Double glazed window to rear, modern fitted units with a good range of base and wall cabinets with rolled top working surfaces incorporating a one and a quarter bowl sink with chrome effect mixer tap, fitted electric hob with oven below, plumbing for dishwasher, heated towel rail, tiled splash back, tiled floor, double glazed window to side.

Leantoo/Utility 11'5" x 5'7" (3.49 x 1.72)

Tiled floor, plumbing for automatic washing machine, space for tumble dryer, door to rear leading to garden.

First Floor Landing

Bedroom 1 13'2" x 10'4" (4.03 x 3.17)

Double glazed window to front, fitted radiator, over stairs built in storage.

Bedroom 2 10'5" x 7'5" (3.19 x 2.28)

Double glazed window to rear, fitted radiator.

Bathroom 11'6" x 6'9" (3.53 x 2.06)

Opaque double glazed window to rear. luxury appointed four piece suite with corner bath, chrome effect mixer taps, pedestal wash hand basin, low level w.c. corner cubicle with overhead shower, tiled throughout.

Bathroom

To the rear has a paved patio, adjoining the property, the remainder is laid to lawn with lap wood fence borders with area laid to chippings, timber shed. To the front there is a modest garden with wrought iron gate, pathway leading front door.

AML (Anti money laundering checks)

"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"

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.

Area Map



Energy Efficiency Graph

