



Guinea Lane,
Bristol,
BS16 2HB

£375,000

3 1 2 E

Hunters are delighted to offer for sale this attractive 3 bedroom semi detached property located within a stones throw away to the vibrant Fishponds high street offering an array of cafe's, supermarkets, and various shops. There is also a bus stop close by with regular buses taking you into Bristol centre. This superb house is offered with vacant possession and requires some updating therefore ready for some to create there ideal home. The property comprises to the ground floor, a generous lounge through to the dining room and fitted kitchen. To the first floor there are 3 good size bedrooms, a coloured bathroom suite and separate cloakroom. Further benefits include, dg windows, gas central heating, a rear garden, a modest front garden, a single garage and shared driveway. Internal viewng highly recommended!



ENTRANCE

Double glazed double doors to...

INNER PORCH

Glazed panelled door to...

HALLWAY

Stairs to first floor with storage beneath, radiator.

LOUNGE/DINER

LOUNGE 16'5" x 11'6"

Double glazed bay window to front, radiator, coal effect fitted gas fire with back boiler behind serving central heating and hot water, opening to...

DINING ROOM 13'7" x 9'8"

Double glazed sliding doors to rear opening onto rear garden, radiator, space and area for dining table and chairs.

KITCHEN 10'0" x 7'6"

Double glazed window to side, double glazed door to side leading to shared drive, built in larder cupboard, good variety of base and wall fitted units with working surfaces, tiled splashbacks, fitted electric hob with separate oven and grill, plumbing for automatic washing machine, space for fridge freezer.

FIRST FLOOR LANDING

Double glazed window to side with attractive leaded stained glass feature, access to loft space.

BEDROOM 1 14'10" x 10'2"

Double glazed window to front, radiator, fitted wardrobes and cupboard space.

BEDROOM 2 13'7" x 10'8"

Double glazed window to rear, fitted wardrobes with cupboard space allowing hanging and storage, cupboard housing hot water cylinder.

BEDROOM 3 10'2" x 7'6"

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear, grey coloured suite comprising of panelled bath, pedestal wash hand basin, radiator, tiled throughout.

SEPARATE CLOAKROOM

Double glazed window to side comprising of low level WC.

EXTERIOR TO THE REAR

Area laid to paving with the remainder laid to lawn with various mature planting.

SINGLE GARAGE 14'9" x 8'9"

Up and over door.

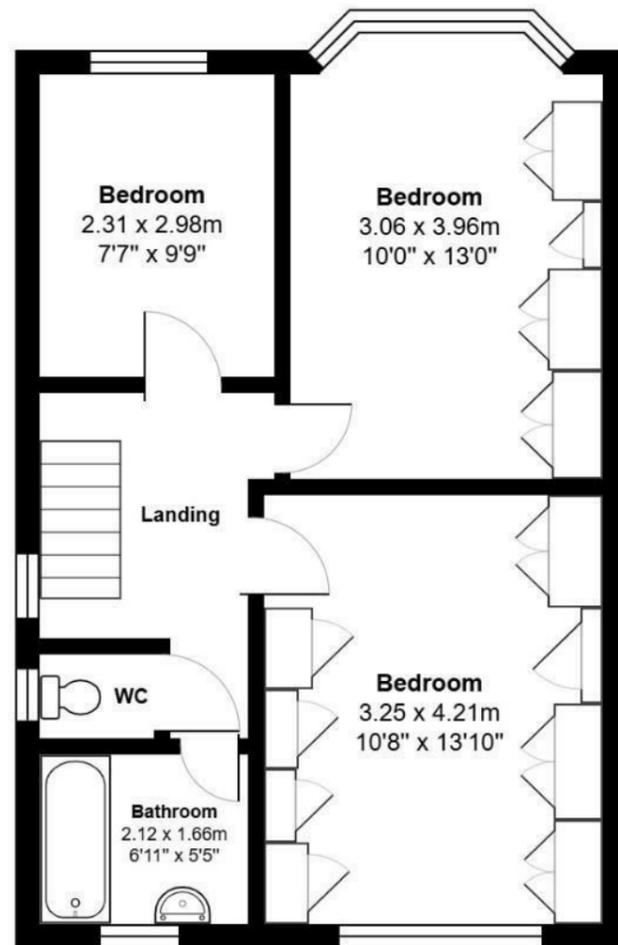
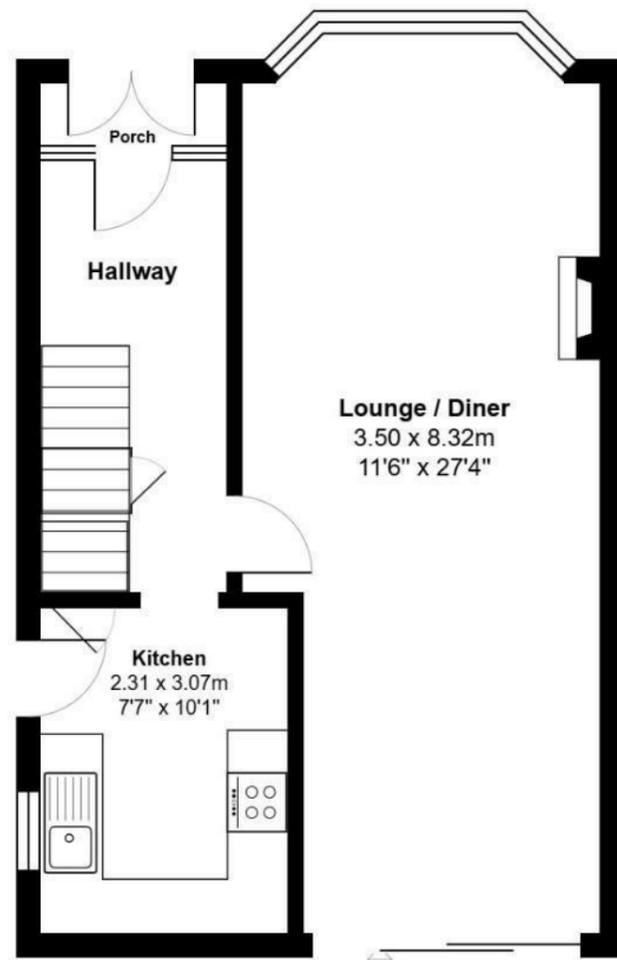
EXTERIOR TO THE FRONT

Modest front garden laid to lawn with mature planting and access pedestrian gate onto pedestrian lane leading to front door. There is also a shared driveway via double wrought iron gates with access leading to rear garden.

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: C



- Fabulous semi detached home
- 3 good size bedrooms
- Offered with vacant possession
- Within walking distance to Fishponds high street
- Generous lounge and dining room
- Some updating required
- Rear garden and single garage
- Shared driveway
- First floor coloured bathroom suite
- Gas central heating and dg windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.