

HUNTERS®

HERE TO GET *you* THERE



33 Justice Road

Fishponds, Bristol, BS16 3JE

Guide Price £275,000



Nestled on the charming Justice Road in Bristol, this delightful pre-1914 mid-terrace house presents a rare opportunity for those seeking a property with immense potential. With two reception rooms and two well-proportioned bedrooms, this home is perfect for first-time buyers, professionals, or DIY enthusiasts looking to create their dream space.

The property is ideally situated on a picturesque tree-lined road, just a short stroll from the vibrant Fish Ponds High Street, where you will find an array of shops, supermarkets, and cafes to enjoy. The spacious layout offers ample room for modern living, making it a fantastic canvas for refurbishment and personalisation.

This home is conveniently located for easy access to the Bristol to Bath cycle path, appealing to those who enjoy outdoor activities and commuting by bike. Offered with no onward chain, this property is realistically priced to attract early interest, making it an excellent investment opportunity.

We highly recommend scheduling a viewing to fully appreciate the charm and potential this home has to offer. Don't miss out on this exceptional chance to secure a property in a sought-after location.



Ground Floor
Feature composite entrance door with stained and leaded glazed details into...

Hall
Cupboard containing gas and electric meters, radiator, staircase to first floor with useful recess beneath.

Lounge 14'10" x 10'10" (4.52m x 3.30m)
Maximum overall into UPVC double glazed bay window, radiator, feature tiled fireplace, period ceiling coving, radiator.

Dining/Second Sitting Room 12'5" x 10'2" (3.80m x 3.12m)
UPVC double glazed window with pleasant outlook onto the rear garden, wide opening into breakfast room, former fireplace opening with a stone laid hearth

Breakfast Room 9'9" x 5'10" (2.99m x 1.79m)
Radiator, door into hall, several fitted wall cupboards, UPVC double glazed ceiling height fixed window, door into...

Kitchen 7'5" x 6'0" (2.27m x 1.85m)
Fitted with several timber grain effect fronted wall, floor and drawer storage cupboards, position for electric oven, rolled edged work surface, single drainer inset sink, UPVC double glazed window and door opening onto the rear garden, door into...

Bathroom 7'1" x 5'10" (2.18m x 1.79m)
White suite of paneled bath with with Victorian style mixer shower attachment over, pedestal wash basin and low level WC, half tiled walls, radiator, UPVC double glazed and frosted window to rear.

First Floor Landing

Bedroom 1 16'7" x 12'0" (5.07m x 3.66m)
Two UPVC double glazed windows to front, radiator.

Bedroom 2 11'3" x 9'6" (3.45m x 2.91m)
Maximum overall to include a cupboard containing a Worcester combination combination gas fired boiler for domestic hot water and central heating (not tested) radiator, UPVC double glazed window to rear with pleasant outlook onto the rear garden.

Bedroom 3 8'8" x 6'9" (2.66m x 2.06m)
UPVC double glazed window to rear with pleasant outlook onto the rear garden, radiator, cast iron fireplace.

Exterior

Garden
Arranged mainly to the rear providing decorative gravelled surfaces alongside a lawn, paved patio and brick built shelter.

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''

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



Floor Plans



Energy Efficiency Graph

