



## 5 Langdale Road

Fishponds, Bristol, BS16 2DG

Offers In The Region Of £317,500



Hunters Estate Agents - Fishponds office are delighted to offer this highly appealing cream wash rendered 3-bedroom mid-terrace 1924 built home located just off Thingwall Park. Providing well preserved accommodation with some element of modernisation and improvements required. This competitively priced home is located within one of Fishponds most favoured locations. The well proportioned home provides 3 bedrooms and 2 receptions. There is a pleasant enclosed garden to the rear. The property has a charming appeal and quiet backwater location making this an ideal choice for professionals and young families alike. Contact Hunters Fishponds office for OPEN HOUSE viewing event times. Hunters Exclusive - recommended viewing.



## Entrance

UPVC double glazed and leaded entrance door into ...

## Hall

Radiator, timber grain effect vinyl floor, staircase to first floor with useful cupboard beneath, cupboard containing gas and electric meters.

Lounge 14'6" x 10'10" (4.43m x 3.31m)

Dimension maximum overall into a UPVC double glazed bay window, tiled fireplace with an inset Parkray solid fuel fire.

Second Sitting/Dining Room 16'11" x 11'6" (5.16m x 3.51m)

Dimension maximum overall into alcoves, built in cupboard, radiator, UPVC double glazed window with pleasant outlook onto the rear garden.

Kitchen 9'3" x 6'9" (2.83m x 2.07m)

Fitted with several timber grain effect fronted wall, floor and drawer storage cupboards, rolled edged working surfaces, UPVC double glazed window to exterior, single drainer stainless steel sink unit, vinyl floor covering, position for electric oven and washing machine, recess housing a upright fridge/freezer, splash back tiling, wall mounted gas fired boiler for domestic hot water and central heating, radiator, multi paned door into ...

## Rear Lobby

UPVC double glazed and frosted door onto rear garden, door into ...

## Separate w.c.

UPVC double glazed and frosted window to rear.

## First Floor Landing

Access to roof space.

Bedroom 1 14'7" x 10'1" (4.45m x 3.08m)

UPVC double glazed window to front, radiator.

Bedroom 2 10'5" x 9'3" (3.20m x 2.82m)

Built in shelved cupboard, radiator, UPVC double glazed window to rear overlooking the rear garden.

Bedroom 3 11'3" x 6'5" (3.44m x 1.98m)

Dimension maximum overall to include door opening, UPVC double glazed window to front, radiator, built in cupboard storage.

Shower Room 5'11" x 5'10" (1.82m x 1.80m)

A modern white suite of low level w.c. pedestal wash basin and independent shower enclosure with a fitted Mira sports shower, fully tiled walls, radiator, stone effect laid floor, double glazed and frosted window to rear, electric fan heater.

## Exterior

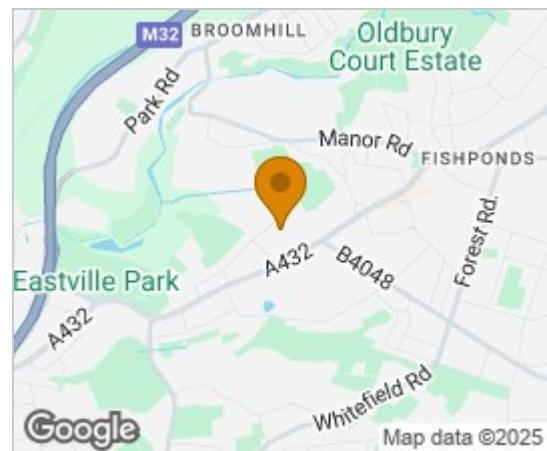
The garden is arranged principally to the rear of the property providing a concrete laid patio, extending onto a level section of lawn with a brick edged border with flowering plants to one side, further laid concrete patio with borders, rear pedestrian gate opening onto a rear pedestrian pathway, outside store with electric power point, mature laburnum tree.

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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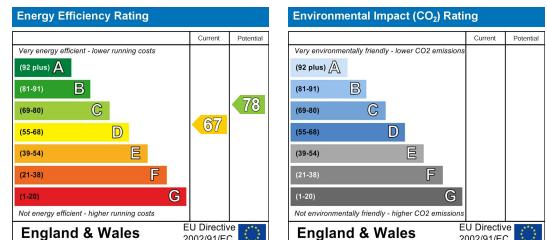
## Area Map



## Floor Plans



## Energy Efficiency Graph



Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions