

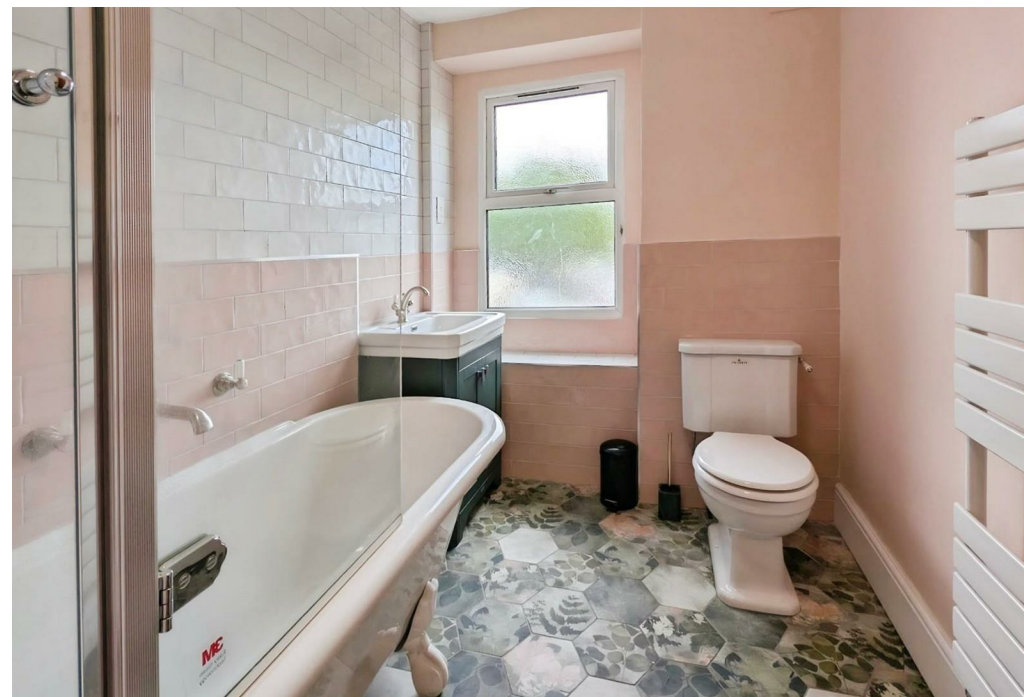


Poplar Place,
Bristol,
BS16 3QH

Offers In The Region Of
£340,000

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Nestled in the charming Poplar Place, Bristol, this delightful mid-terraced stone-fronted house offers a unique blend of character and modern living. With two reception rooms, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are perfect for professionals or first-time buyers seeking a comfortable home. The property boasts a beautifully bespoke kitchen and bathroom, showcasing thoughtful improvements that enhance the overall appeal. The stunning accommodation is complemented by a lovely atmosphere, making it an inviting space to call home. Beyond the enclosed rear garden, you will find a double garage and workshop, providing excellent storage or workspace options. This rare and exclusive home is situated in a little-known backwater position, offering a peaceful retreat while still being within easy reach of the thriving Fishponds High Street. This property is ready for you to move in and make it your own. Hunters Exclusive highly recommends viewing this exceptional home, which is sure to attract interest from discerning buyers. Don't miss the opportunity to own a piece of Bristol's charm in this delightful residence.



The accommodation which features many internal natural wood stripped panel doors with wrought iron effect handles comprise (all measurements are approximate)

Ground Floor

Decorative UPVC entrance door into...

Hall

Staircase with natural wood stripped details and purpose built cupboard beneath with hanging rail alongside, feature Bergen oak laminate wood grain effect floor, radiator, electric fuse box, fitted coat hooks, inner multi pane door into...

Dining/Second Sitting Room 15'9" x 11'4"

Feature Bergen Oak laminate wood grain effect floor, two wall light points, former fireplace opening, radiator, UPVC double glazed window with pleasant outlook onto the rear garden, opening into kitchen, separate wide opening into...

Lounge 11'4" x 10'1"

Radiator, UPVC double glazed window to front.

Kitchen 11'9" x 6'7"

A stunning room fitted with a quality range of grey shaker style finished wall, floor and drawer storage cupboards with copper effect handles to incorporate a built in Bosch oven, inset 5 element gas hob, extractor hood over, pull out recycling drawer, corner cupboards, integrated dishwasher and feature splash back panel. Natural wood block working surfaces with an inset double bowl ceramic sink with Victorian style mixer taps over, feature laminate wood grain effect floor, space for upright fridge/freezer and washing machine, space saver radiator, UPVC double glazed window to side, UPVC double glazed door onto the rear garden.

First Floor Landing

Feature Bergen Oak laminate wood grain effect floor, access to roof space via aluminum pull down ladder.

Bedroom One 11'5" x 10'10"

To exclude one wall to wall having built in wardrobes with inset drawers, radiator, two UPVC double glazed windows to front, two wall light points.

Bedroom Two 11'5" x 9'0"

Radiator, UPVC double glazed window with pleasant outlook onto the rear garden, feature natural wood stripped floor, cupboard containing a Worcester combination gas fired boiler for domestic hot water and central heating.

Bathroom 7'8" x 6'2"

Elegant Victrion white suite of feature claw leg bath with a built in thermostatic controlled overhead and integrated shower, vanity wash basin with feature cabinet beneath and low level WC, heated towel rail, decorative tiled floor and attractive tiled walls, UPVC double glazed and frosted window to rear, extractor fan.

Exterior

Garden

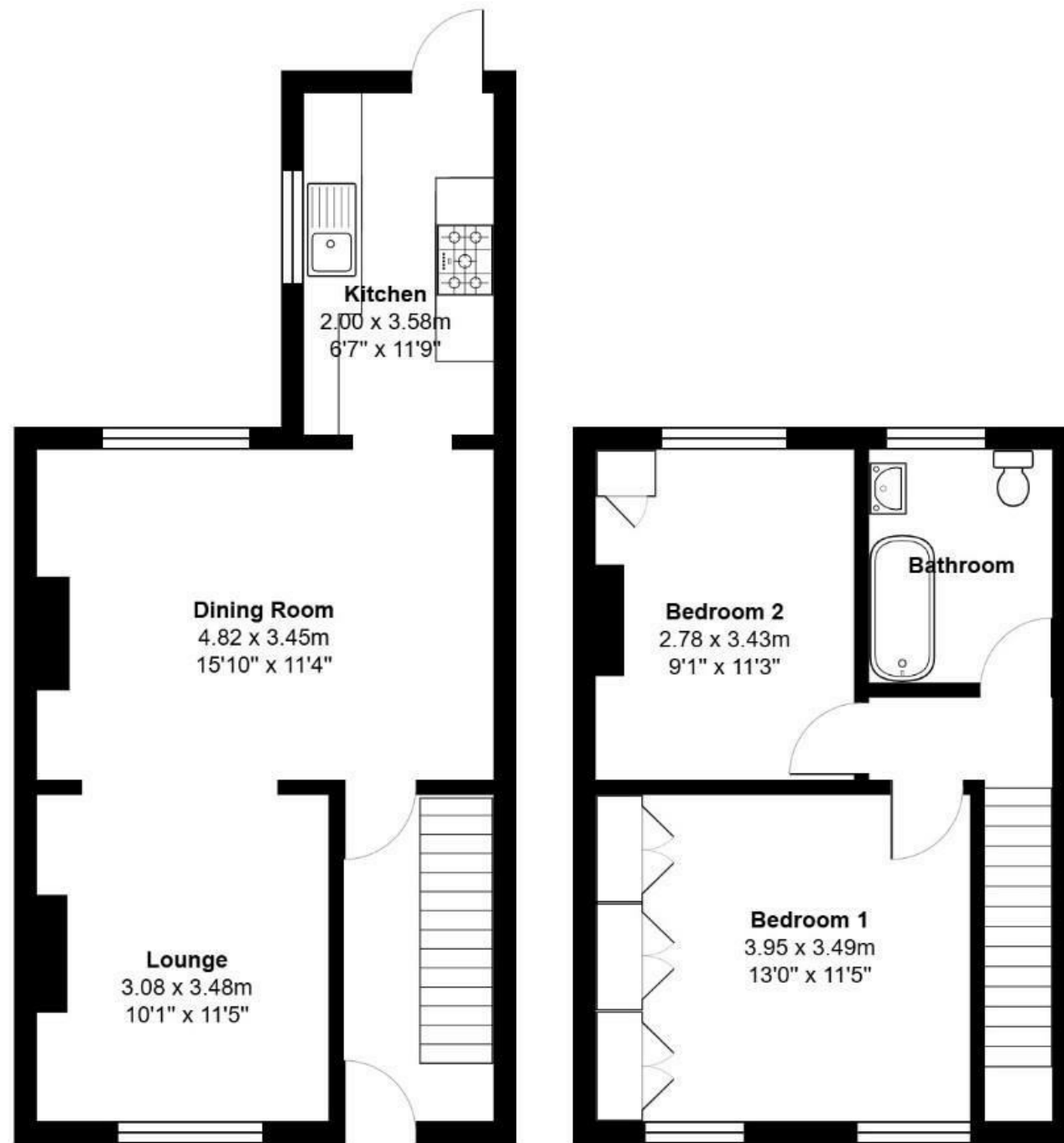
Principally arranged at the rear of the property extending over 35ft in length providing concrete laid surfaces and pathways alongside a raised well stocked border and beds prepared for planting and outside tap. At the far end of the garden is a raised timber decked surface.

Detached Garage/Workshop 18'4" x 13'7"

Single up and over door, several floor storage cupboards with working surfaces, UPVC double glazed windows to rear with outlook onto the rear garden, access to the garage is via Ivy Lane.

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: B

- Charming stone-fronted terrace
- Bespoke kitchen and bathroom
- Double garage/workshop
- Enclosed rear garden
- Ideal for professionals and first time buyers
- Exclusive home of character
- Little known backwater spot
- Impressive contemporary style and a lovely atmosphere
- Near Fishponds High Street
- Viewing highly recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.