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Ground Floor Flat, Fishponds Road

Fishponds, Bristol, BS16 3AL

£235,000



Fabulous garden flat!! Hunters are delighted to offer for sale this superb and highly spacious 1 double bedroom garden flat located within walking distance to Fishponds high street and bus routes. This lovely and well looked after property would make a fabulous first time buyer home with the unique benefits of also owning its own garage. Internally this stunning period converted property has accommodation briefly comprising, a generous lounge, a bespoke and stylish fitted kitchen, a contemporary fitted shower room, a spacious double bedroom and a dining room/conservatory. Further benefits include, UPVC DG windows, gas central heating via a combi boiler, a lovely landscaped enclosed private rear garden and a single garage with access onto Elmgrove Road. We really would highly recommend viewing this property to fully appreciate everything it has to offer.



Entrance

Communal entrance door with entry phone leading to communal; hallway. Ground floor flat can be located on the ground floor to the left, door into ...

Hallway

Fitted radiator, understairs storage area.

Lounge 16'8" x 14'5" (5.10m x 4.41m)

Overall measurement. UPVC double glazed doors to rear opening onto the conservatory, two fitted radiators, natural wood fitted flooring, picture railing, cornice, mantle surround with polished hearth.

Kitchen 20'0" x 9'1" (6.12m x 2.78m)

Dimension into bay and recess and at widest point, stylish bespoke fitted kitchen with a good range of base and wall units, fitted cabinets, working surfaces, tiled splash backs incorporating a one and half bowl sink, integral dishwasher, fitted gas hob with oven/grill below and extractor over, plumbing for automatic washing machine, space for fridge/freezer, fitted laminate wood flooring, UPVC double glazed door leading to garden.

Conservatory/Dining Room Area 9'11" x 7'4" (3.04m x 2.25m)

UPVC double glazed French doors opening onto garden, space and area for table and chairs, wood grain effect fitted laminate flooring.

Bedroom 1 16'4" x 13'3" (4.99m x 4.05m)

Dimension into bay and to fitted wardrobes. UPVC double glazed bay window to front, natural wood flooring, period ceiling cornice, two built in double wardrobes,.

Bathroom/Shower Room 9'1" x 5'10" (2.78m x 1.79m)

Opaque UPVC double glazed window to side, fitted radiator, contemporary fitted luxury shower with extra large shower tray with overhead shower and separate large shower head, sink into storage unit with cupboard below, fitted w.c. chrome effect heated towel rail, wood grain effect laminate flooring.

Exterior

To the rear, has a lovely enclosed rear garden with paved patio adjoining the property with the remainder having mixed chippings and artificial grass area with bedding to side offering attractive planting. There is also access to the single garage which has access onto Elm Grove Road.

Garage 20'1" x 7'9" (6.13m x 2.38m)

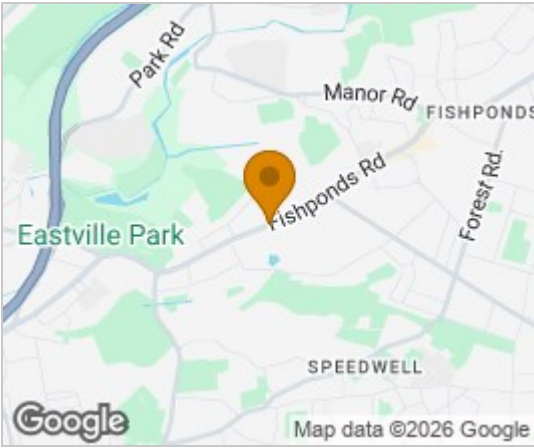
Roller shutter door, power and light.

AML (Anti money laundering)

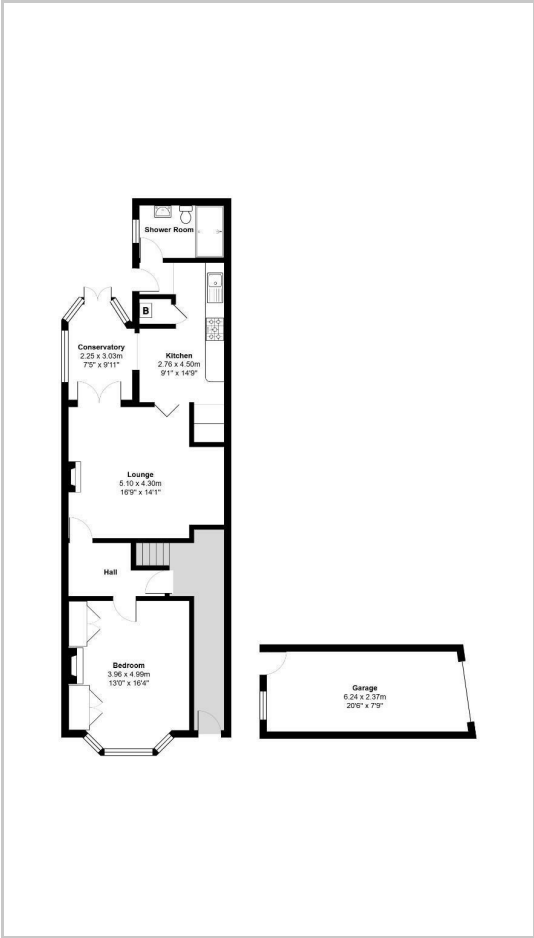
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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

