



## 40 Berkeley Road

Fishponds, Bristol, BS16 3LX

£340,000



Hunters are delighted to offer for sale this 3/4 bedroom period mid terrace property. This spacious home would suit many buyers and is located within a position acquiring good access to the cycle track, Bristol centre and Lodge Causeway offering many shops. This house is offered with vacant possession with internal accommodation briefly comprising to ground floor, a front lounge, a 4th bedroom/dining room, a 3rd reception/breakfast room, a kitchen and downstairs bathroom. To the first floor there are 3 good size bedrooms. Further benefits include, decorative period fireplaces, many double glazed sash windows, gas central heating, a front modest garden and a generous enclosed rear garden.



## Entrance

Via glazed paneled door into inner vestibule with paneled door leading to ...

## Hallway

Fitted radiator, stairs to first floor.

## Lounge 15'1" x 12'7" (4.61m x 3.86m)

Dimension into bay and recess. Double glazed sash bay window to front, wood flooring, tiled feature fireplace, fitted radiator.

## Bedroom 4/Dining Room 11'10" x 10'6" (3.61m x 3.22m)

Double glazed sash window to rear, wood flooring, fitted radiator.

## Third Reception Room/Breakfast Room 12'1" x 9'1" (3.69m x 2.78m)

Double glazed sash window to side, fitted radiator, chimney and fireplace recess/hearth, wall mounted Worcester gas combination boiler serving central heating and hot water, plumbing for automatic washing machine, built in shelves, space and area for table and chairs, large original downstairs larder/cupboard with shelves just off the breakfast room.

## Kitchen 8'8" x 8'0" (2.66m x 2.46m)

Double glazed door to side leading to garden, double glazed sash window to side. A modern kitchen with base and wall units with roll topped working surfaces incorporating a single bowl sink, gas point for cooker, space for fridge/freezer, plumbing for dishwasher.

## Bathroom

Opaque double glazed window to rear and comprising of low level w.c. with chrome effect wall mounted fitted heated towel rail, pedestal wash hand basin, paneled bath with shower mixer tap and separate electric overhead shower, fitted radiator.

## First Floor Landing

Access to loft space, built in over stairs storage cupboard.

## Bedroom 1 16'2" x 12'0" (4.94m x 3.68m)

Double glazed sash window to front, wood flooring, period decorative fireplace.

## Bedroom 2 11'10" x 10'6" (3.61m x 3.21m)

Double glazed sash window to rear, decorative feature fireplace, wood flooring, fitted radiator.

## Bedroom 3 12'5" x 9'1" (3.80m x 2.79)

Double glazed sash window to rear, fitted radiator, decorative feature fireplace.

## Exterior

To the rear has a good size enclosed garden which is mainly laid to lawn with summer house to rear, slate paved informal bbq/fire pit area, herb garden and small vegetable border, mixed lap wood and brick built borders, pedestrian and bike access through secure doorway. To the front has a modest garden with mature planting and hedged borders with pathway leading to front door.

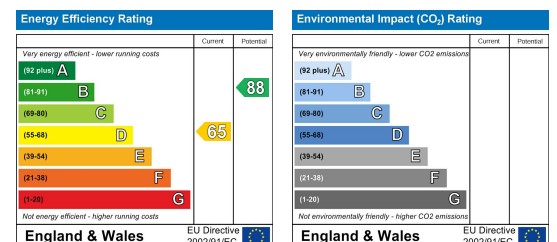
## AML (Anti money laundering)

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## Area Map



## Energy Efficiency Graph



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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