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HERE TO GET *you* THERE



Elgin Road

Fishponds, Bristol, BS16 3RF

£325,000

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Nestled on the charming Elgin Road in Bristol, this delightful three-bedroom house presents an excellent opportunity for first time buyers and individuals alike. The property boasts a warm and inviting atmosphere, perfect for creating lasting memories. As you step inside, you will be greeted by a spacious living area that offers ample natural light, making it an ideal space for relaxation and entertaining guests. The well-appointed kitchen/diner provides a functional layout, allowing for easy meal preparation and family gatherings. Each of the three bedrooms is generously sized, providing comfortable retreats for rest and privacy. There is also a modern fitted downstairs bathroom and separate utility room. The house is situated in a friendly neighbourhood, known for its community spirit and convenient access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a perfect location for families.







Entrance
Via pannelled door to hallway.

Hallway
Stairs to first floor, fitted radiator.

Lounge 11'6" x 11'10" (3.51m x 3.61m)
UPVC double glazed window to front, fitted radiator, chimney breast feature, wood grain effect fitted laminate floor.

Kitchen/Diner 15'1" x 11'9" (4.61m x 3.59m)
UPVC double glazed window to rear, fitted radiator. A wide range of fitted base and wall units with working surfaces and tiled splash back incorporating a circular bowl sink and drainer, fitted gas hob with oven below and extractor over, plumbing for a slim line dishwasher, wall mounted gas combination boiler and understairs built in storage, space and area for table and chairs.

Utility Area 7'8" x 6'11" (2.34m x 2.13m)
UPVC double glazed window to side, double glazed pannelled door leading to garden, wall mounted storage cupboards with space under for fridge freezer, plumbing for automatic washing machine, tiled floor, fitted radiator.

Bathroom 6'11" x 6'6" (2.11m x 2.00m)
Double glazed window to rear, modern suite comprising of tiled bath with chrome effect taps, overhead shower which runs off the mains system, fitted radiator, sink into storage unit.

First Floor Landing
Access to loft space via a pull down ladder.

Bedroom 1 15'1" x 12'0" (4.61m x 3.67m)
UPVC double glazed window to front, wood grain effect fitted laminate floor, over stairs built in storge cupboard, period feature fireplace.

Bedroom 2 12'0" x 6'9" (3.66m x 2.08m)
UPVC double glazed window to rear, fitted radiator.

Bedroom 3 8'9" x 7'11" (2.67m x 2.43m)
UPVC double glazed window to rear, fitted radiator.

Exterior
To the rear has a well proportioned enclosed garden with lap wood fenced borders, paved patio with the remainder laid to artificial grass. To the front a modest garden which is mainly laid to chippings with paved pathway leading to front door.

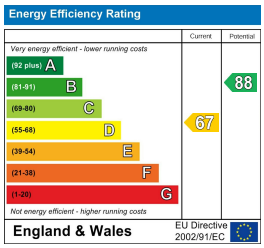
Area Map

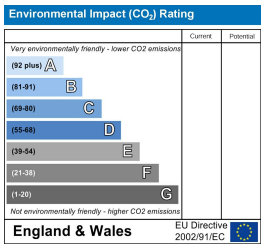






Energy Efficiency Graph





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.
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764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com