








# 32 Parnall Road Fishponds
# Bristol BS16 3JG

## Offers in the region of £378,500

HUNTERS®
HERE TO GET *you* THERE

- Stunning period terraced home
- Direct access to cycle path
- Ideal for professionals
- Enclosed rear garden
- Modern kitchen with utility
- Three-storey with roof conversion
- Minutes from Fishponds shops
- Buy-to-let investment potential
- Two reception rooms
- Viewing highly recommended

Nestled in the charming Parnall Road, Bristol, this stunning period terraced house offers a delightful blend of original character and modern living. Spanning three storeys, the property boasts an impressive roof conversion that creates a superb third bedroom, making it an ideal choice for professionals or buy-to-let investors seeking a lucrative rental opportunity.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen and dining room, complete with an adjoining utility area, ensure that meal preparation and family gatherings are both enjoyable and convenient. The property features two bathrooms, including a separate ground floor shower room, catering to the needs of busy households.

The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. With its location on a popular tree-lined avenue, residents benefit from direct access to the Bristol/Bath cycle path, promoting an active lifestyle.

Conveniently situated just a few minutes' walk from Fishponds High Street, you will find a variety of shops, cafes, and essential services at your doorstep. This property is vacant and ready for immediate occupancy, making it an excellent opportunity for those looking to move quickly. We highly recommend viewing this exceptional home to fully appreciate its charm and potential.












Approximate total area(1)

43.3 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Viewing

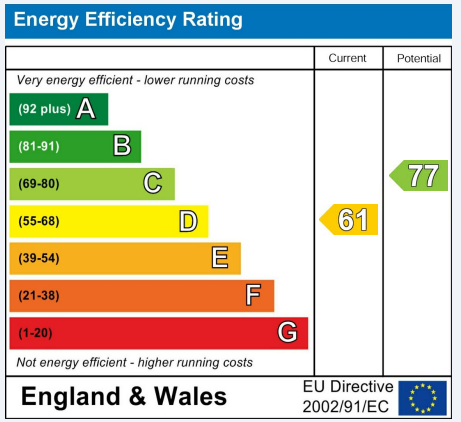
Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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

The Property Ombudsman

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




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.

**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