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Guinea Lane, Bristol, BS16 2ET

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Bristol,
BS16 2ET

£375,000

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Hunters are delighted to offer for sale this lovely detached cottage located just off Guinea Lane in central Fishponds. This distinct and highly individual property offers lots of character with good internal space. The position of this property is within walking distance to Fishponds high street offering many shops and cafe's. This fabulous cottage would make a lovely home for many buyers with internal accommodation comprising, a large open plan lounge/diner with parquet flooring, a modern fitted kitchen and a downstairs cloakroom. On the first floor there are 2 double bedrooms and a superb 4 piece bathroom with freestanding bath. Further benefits include, gas central heating, wood framed dg windows, a courtyard style garden and a workshop. Viewing highly recommended!













ENTRANCE VIA
Main door off Guinea Lane into front garden. Entrance door is via glass panelled door into...

LOBBY
Radiator, stairs to first floor, under stairs built in storage cupboard with framed double glazed windows to front, wood fitted flooring.

LOUNGE/DINER 25'6" x 13'6" overall
Two wood framed double glazed windows to front having pleasant outlook onto front garden, two fitted radiators, stylish parquet wood flooring.

KITCHEN 15'4" x 9'6"
Upright fitted radiator, large skylight window, modern fitted kitchen with a good range of base and wall fitted units with wood working surfaces incorporating a one and quarter bowl sink, plumbing for automatic washing machine, gas point for cooker, space for fridge freezer, wood flooring.

CLOAK ROOM
Double glazed window to front, modern low level WC and pedestal wash hand basin.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM 1 14'5" x 13'4"
Wood framed double glazed windows to front, fitted radiator.

BEDROOM 2 13'8" x 10'7"
Wood framed double glazed window to front, fitted radiator.

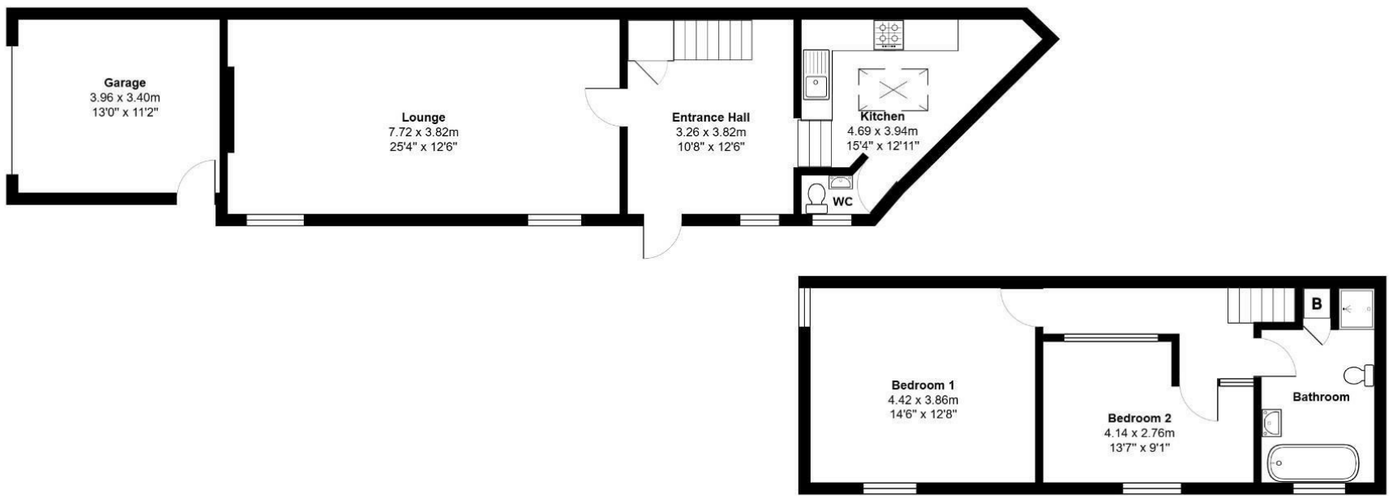
BATHROOM 10'4" x 7'4"
Wood framed window to front, cupboard housing Vaillant gas combination boiler serving central heating and hot water, stylish four piece bathroom suite comprising of free standing bath with Victorian style shower and mixer taps, low level WC, pedestal wash hand basin, built in cubical with overhead shower off main system.

EXTERIOR TO THE FRONT
Offers various low maintenance paved areas with raised bedded sections having mature and attractive planting and trees, there is also access into...

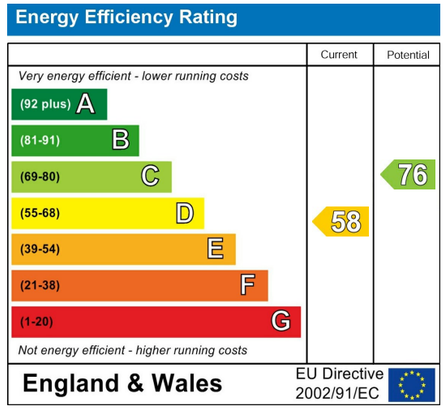
WORKSHOP 13'6" x 11'9"
Access from Guinea Lane.

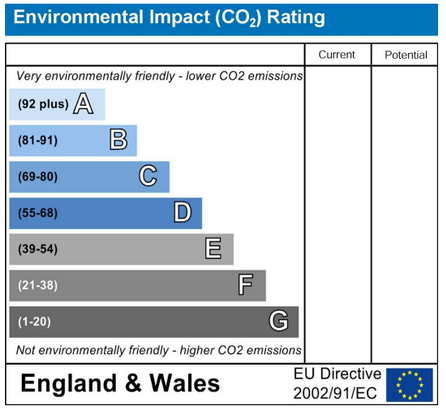
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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



- Fabulous detached cottage!
- Offers lots of character and charm
- 2 double bedrooms
- Large lounge/diner with parquet flooring
- Modern fitted kithen
- Stylish 4 piece first floor bathroom
- Downstairs cloakroom
- Workshop
- Lovely courtyard style garden
- Gas central heating and dg windows





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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