

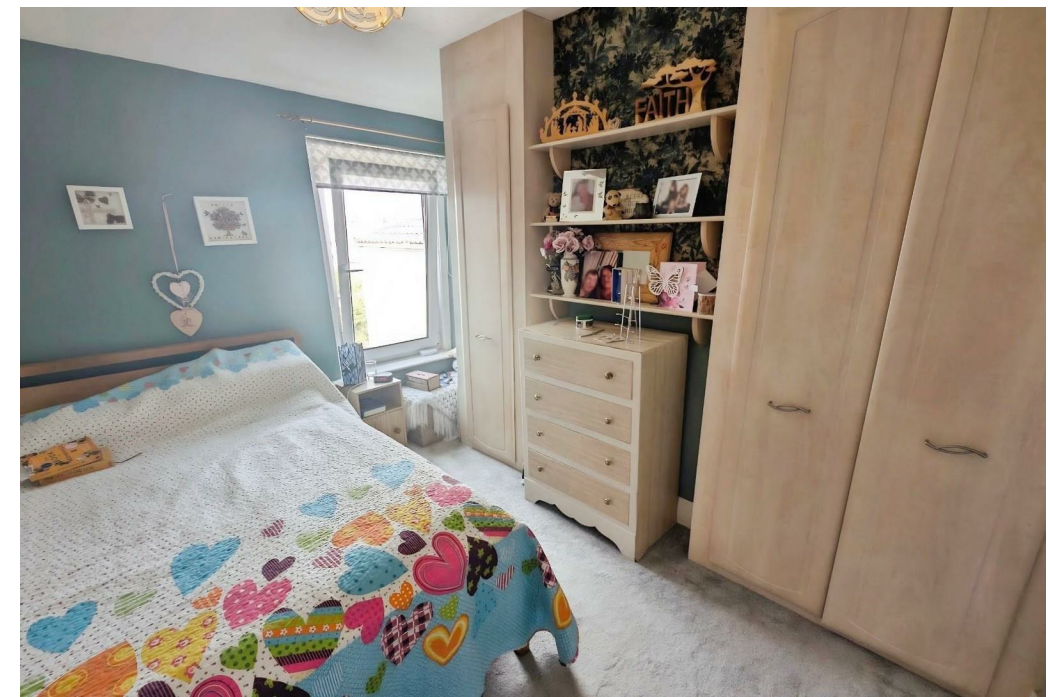
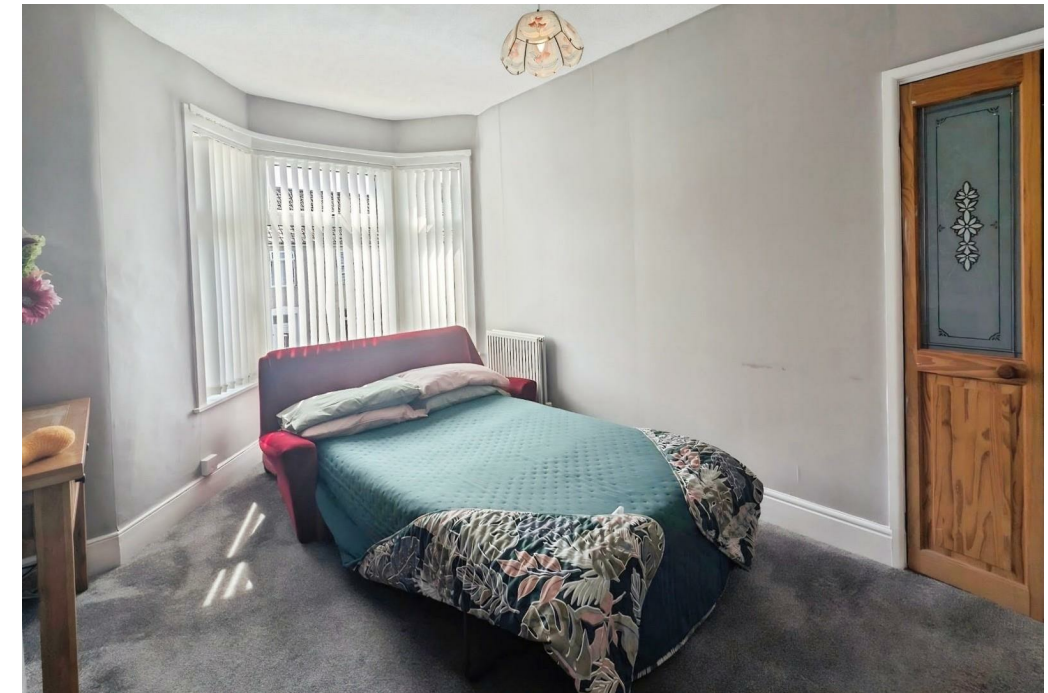


Russell Road,
Bristol,
BS16 3PH

£324,950

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Nestled on the charming Russell Road in Fishponds, Bristol, this significant bay fronted period home offers an impressive blend of character and potential. With 2 spacious Reception rooms and 3 Bedrooms (subject to minor alteration), this house provides a comfortable living space that is perfect for professionals, DIY enthusiasts, and ambitious families alike. As you step inside, you will be greeted by many original features that add to the home's unique charm. The property boasts a lovely mature rear garden, providing a serene outdoor space for relaxation or entertaining. While the home requires some modernisation and cosmetic refurbishment, it presents an exciting opportunity to create a personalised haven tailored to your tastes. Its popular location is a significant advantage, as it is conveniently situated near open green spaces and the bustling shops and services of Lodge Causeway, ensuring that all your daily needs are within easy reach. Hunters Exclusive - recommended viewing.



ENTRANCE

UPVC double glazed entrance door into...

SPACIOUS HALL

Electric fuse box, radiator, staircase to first floor with useful cupboard beneath.

LOUNGE 13'1" x 11'11"

Dimension maximum overall into a UPVC double glazed bay window, tiled fireplace with a real flame coal effect gas fire, radiator, impressive period ceiling detail, rose and coving.

SECOND SITTING ROOM/DINING ROOM 13'9" x 9'8"

Feature laminate wood grain effect floor, UPVC double glazed window to rear with pleasant outlook onto the rear garden, fitted wardrobe storage to one wall, radiator, period ceiling coving. Step down from hall into ...

OPEN PLAN & SPLIT LEVEL KITCHEN/BREAKFAST ROOM

BREAKFAST AREA 15'1" x 8'11"

Understairs storage, radiator, UPVC double glazed window to side, step down into

KITCHEN 8'8" x 8'11"

Fitted with a modern range of high gloss finish wall floor and drawer storage cupboards with stainless steel effect handles to incorporate a glass topped inset hob and pull out larder storage unit, black marble effect working surfaces, single drainer stainless sink unit, splash back tiling, UPVC double glazed window with pleasant outlook onto the rear garden, space for washing machine, tumble dryer and upright fridge/freezer, UPVC double glazed and frosted door onto the rear garden.

FIRST FLOOR HALF LANDING

Stairs to first floor principle landing.

BEDROOM 2 12'11" x 9'2"

UPVC double glazed window to rear with a lovely outlook onto the rear garden, built in cupboard with a wall mounted combination gas fired boiler for central heating and domestic hot water, radiator. Currently utilised as a kitchen.

WET ROOM 6'1" x 5'10"

Fitted with a white suite of low level w.c. and pedestal wash basin, fully tiled walls and waterproof flooring, UPVC double glazed and frosted window to exterior, fitted shower, extractor fan, radiator.

FIRST FLOOR - MAIN LANDING

Built in cupboard, access to insulated roof space.

BEDROOM 1 13'3" x 9'5"

Dimension maximum overall into a UPVC double glazed bay window, built in real flame coal effect gas fire with tiled surround, radiator.

BEDROOM 3 11'4" x 9'11"

Dimension maximum overall to include one wall to wall fitted with wardrobes, radiator, UPVC double glazed window with pleasant outlook to rear.

OFFICE/STUDY 7'6" x 5'4"

Radiator, UPVC double glazed window to front.

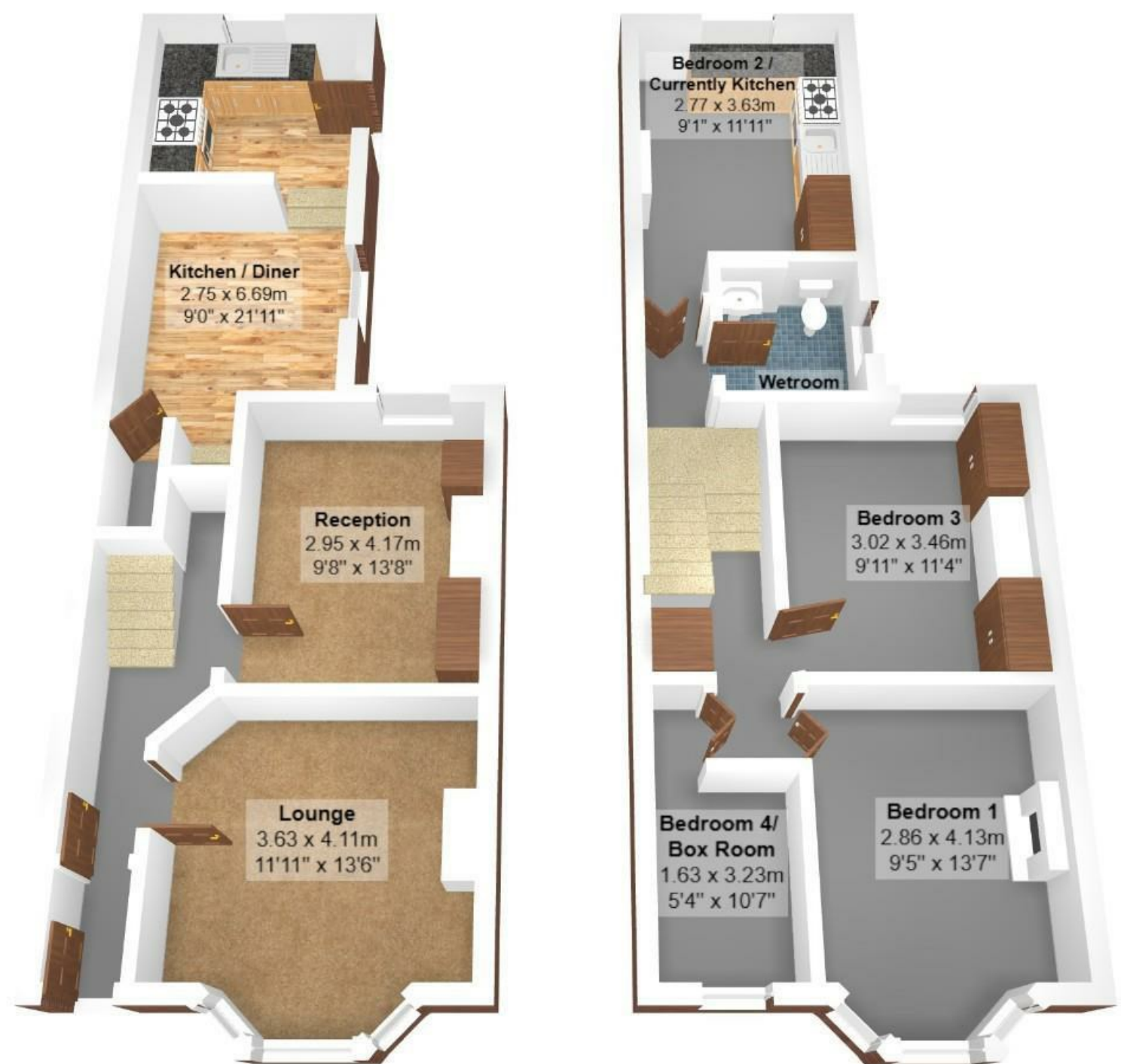
EXTERIOR

The garden is arranged principally to the rear of the property and a particular feature of the sale is the mature and extensive rear garden providing an initial paved path and terrace leading onto a level well tended lawn with central paved pathway leading onto a pedestrian gate at the far end of the garden. Along side well established level lawns are numerous fruit trees and other specimen trees to include flowering cherry all combing to provide privacy. Lock up garden store along side an area designated for the growing of fruit and vegetables, outside tap, under croft/cellar storage. The rear garden stands within well established walled fenced boundaries.

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



- A distinctive period bay fronted period home
- Original character features
- Outstanding large mature rear garden
- Some cosmetic improvement required
- A well proportioned home with 3 bedroom potential plus Office/Study
- Ideal for DIY enthusiasts, DIY professionals and first time buyers
- Close to open green space
- Near Lodge Causeway shops and services
- 2 Receptions and spacious open plan Kitchen/Breakfast room
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.