



Forest Road,
Bristol,
BS16 3XJ

£335,000



Hunters are delighted to offer for sale this attractive two double bedroom end of terrace cottage having natural stone elevations and UPVC dg windows. This fabulous well-spaced home is full of character and would make a great home for first time buyers. Positioned perfectly between the bustling Fishponds High Street offering an array of shops, cafés & pubs, and the Bristol to Bath railway path, and is a minute's walk to bus stops with regular buses to the town centre.

Internally on the ground floor there is a front lounge with a period feature fire place, and an open plan kitchen/dining room. To the first floor there are two double bedrooms and a superb four piece bathroom. To the basement you will find a useable room for multi-purpose use.

Further benefits include, gas central heating via a Viessman combi boiler with brand new radiators throughout, off street parking for two cars, Upvc dg windows and a large sunny enclosed rear garden with side pedestrian access. We would recommend viewing this fine cottage to fully appreciate what there is to offer.



ENTRANCE

UPVC double glazed paneled door leading to...

HALLWAY

Stairs to first floor, radiator.

LOUNGE 12'8" x 12'0"

UPVC double glazed window to front, radiator, engineered oak flooring, ceiling period cornice, attractive feature period fireplace with decorative tiled sides and wood mantle surround.

OPEN PLAN KITCHEN/DINING ROOM 23'9" at longest length x 12'10" at widest point

UPVC double glazed French doors to rear opening up onto rear garden, UPVC double glazed window to side.

DINING AREA

Having space and area for table and chairs, tiled flooring, period style feature fireplace.

KITCHEN AREA

Base kitchen units with roll top working surfaces with tiled splash back incorporating a one and quarter bowl sink, electric point/gas point for cooker, plumbing for automatic washing machine, plumbing for dishwasher and space for fridge/freezer.

BASEMENT ROOM 12'9" x 11'7"

Radiator, window to front.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1 12'10" x 12'1"

UPVC double glazed window to front, radiator, built in storage cupboard.

BEDROOM 2 12'0" x 6'8"

UPVC double glazed window to rear having pleasant outlook and views onto garden, double fitted cupboard housing Viessmann gas combination boiler serving central heating and hot water, radiator.

BATHROOM 10'7" x 6'7"

Double glazed window to rear, period style radiator, superb and stylish four piece suite comprising of extra large corner shower tray with overhead shower and seperate extra large shower head off main system, pedestal wash hand basin with Victorian style taps and tiled splash backs, tongue and groove paneled bath with shower and mixer taps, slate tiled flooring, slate tiled flooring, low level WC.

EXTERIOR TO THE REAR

Has a large enclosed sunny rear garden with natural stone borders and paved patio section with side pedestrian access adjoining the property, the remainder is laid to lawn with various attractive mature planting.

EXTERIOR TO THE FRONT

Offers block paved area offering off street parking, and side pedestrian access via gate leading to rear.

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



- Attractive 2 double bedroom end terrace cottage
- Lovely first time buyer home!
- Offers plenty of character with good internal space
- Off street parking to front of property
- Large enclosed sunny rear garden with side pedestrian access
- Fabulous 4 piece first floor bathroom
- Superb open plan kitchen/dining room with french doors
- Excellent position within walking distance to high street
- Within close distance to the Bristol to Bath cycle track
- Internal viewing highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.