

HUNTERS®

HERE TO GET *you* THERE



Lower Station Road

Fishponds, Bristol, BS16 3HS

£275,000



Hunters are delighted to offer for sale this attractive 2 double bedroom cottage having the benefit of being offered with vacant possession and is conveniently located within a position being close to Fishponds high street with regular buses taking you into Bristol centre. This fabulous well spaced home would make a great first time buyer property with internal accommodation comprising of, a front lounge, a 2nd separate reception/dining room, a fitted kitchen and downstairs bathroom with separate WC. To the first floor there are 2 generous double bedrooms. Further benefits include, DG windows, gas central heating via a modern combination boiler and a low maintenance rear garden rear pedestrian rear access. You are also within easy reach of the Bristol to Bath cycle track. Viewing recommended.



Entrance Via
Door leading to...

Lounge 12'1" x 10'7" (3.69m x 3.25m)
UPVC double glazed window to front, radiator, stairs to first floor.

Dining Room 12'1" x 9'10" (3.70m x 3.02m)
UPVC double glazed French doors to rear opening up onto garden, under stairs built in storage cupboard, radiator.

Kitchen 13'2" x 8'0" (4.02m x 2.46m)
UPVC double glazed window to side, base and wall units having tiled splashback and roll top working surfaces incorporating a gas hob, seperate oven, 1.5 bowl sink, plumbing for washing machine, space for fridge freezer and tumble dryer, tiled floor.

Bathroom
Comprising of panelled bath with shower and mixer tap, pedestal wash hand basin, radiator, UPVC double glazed window to rear, tiled flooring.

Separate WC
Opaque double glazed window to side, wall mounted Vaillant gas combination boiler serving central heating and hot water, low level WC.

First Floor Landing
Bedroom 1 12'0" x 10'7" (3.67m x 3.24m)
UPVC double glazed window to front, radiator, over stairs built in storage cupboard.

Bedroom 2 12'1" x 10'1" (3.69m x 3.08m)
UPVC double glazed window to rear, radiator.

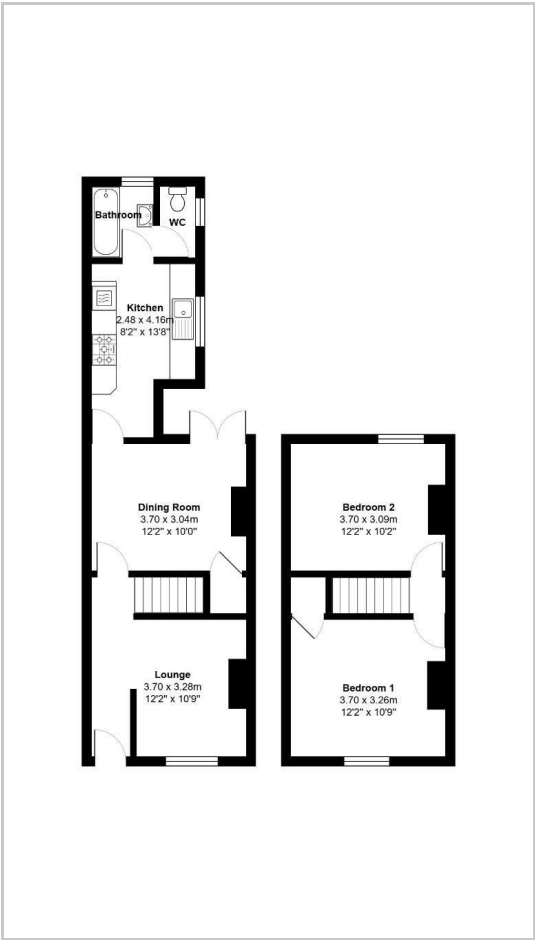
Exterior To The Rear
Enclosed garden which is mainly laid to paving with lapwood fenced borders and pedestrian access gate located to the rear.

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"

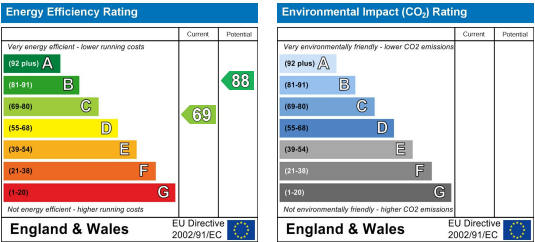
Area Map



Floor Plans



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. **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.