



28 Coronation Avenue

Fishponds, Bristol, BS16 3TS

Offers In The Region Of £375,000



Hunters are delighted to offer for sale this attractive Victorian mid terrace 3 double bedroom property located in central Fishponds being within walking distance to the vibrant Fishponds high street offering many shops, cafes and supermarkets. The position of this fine home is also within close distance to the Bristol to Bath cycle track along with local buses conveniently taking you into Bristol centre. This highly spacious and rewarding home would suit many buyers having character with internal accommodation briefly comprising to the ground floor, a spacious lounge with natural wood flooring, a separate dining room with french doors opening onto the rear garden, a good size modern fitted kitchen and a contemporary fitted bathroom. To the first floor there are 3 double bedrooms with the master having its own ensuite shower room. Further benefits include, dg windows (where stated), gas central heating via a combination boiler and a low maintenance rear garden. Internal viewwng recommended.



Entrance

Via paneled door into inner vestibule with paneled door having leaded stained glass window above leading to ...

Hallway

Fitted radiator, understairs storage, natural wood fitted flooring, stairs to first floor.

Lounge 12'2" x 11'1" (3.73m x 3.40m)

Dimension into bay and recess. Double glazed bay window to front, fitted radiator, natural wood fitted flooring.

Dining Room 12'2" x 10'0" (3.73m x 3.07m)

Double glazed French doors to rear opening up onto the rear garden, space and area for dining table and chairs, fitted radiator.

Kitchen 12'0" x 8'8" (3.66m x 2.65m)

Window to side. A range of modern fitted base and wall units with rolled top working surfaces, tiled splash back incorporating a single bowl sink, fitted gas hob with separate oven, space for fridge/freezer, plumbing for automatic washing machine, further storage area with wall mounted cupboard with shelving and door to side leading to garden.

Bathroom 7'9" x 5'0" (2.37m x 1.54m)

Opaque glazed window to rear, contemporary suite with curved paneled bath with chrome effect mixer shower taps, circular bowl sink into storage unit with cupboard below, low level w.c. fitted radiator, tiled throughout.

First Floor Landing

Has access to loft space, built in cupboard housing gas combination boiler serving central heating and hot water.

Bedroom 1 13'11" x 11'8" (4.26m x 3.56m)

Dimension into bay and recess. Double glazed window to front, fitted radiator.

Ensuite Shower Room

Double glazed window to front, low level w.c. corner cubicle which runs off of the mains system, wall mounted wash hand basin.

Bedroom 2 12'2" x 10'0" (3.73m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 3 14'1" x 8'8" (4.30m x 2.65m)

Double glazed window to rear, fitted radiator.

Exterior

To the rear has a low maintenance enclosed garden with natural brick wall boundaries. The garden is mainly laid to chippings with various mature planting. To the front has a modest garden via a wrought iron gate with pathway leading to front door.

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"

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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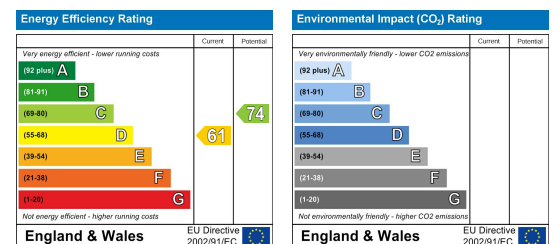
Area Map



Floor Plans



Energy Efficiency Graph



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