



# Courtfield Grove, Fishponds, BS16 2DS

## Offers In Region Of £325,000

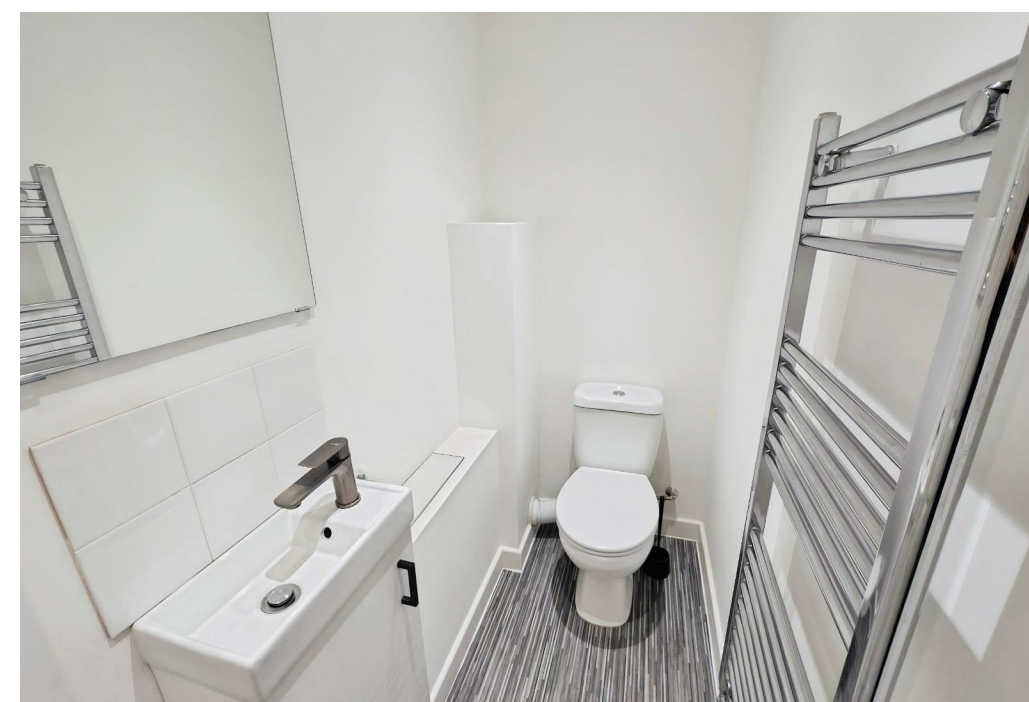
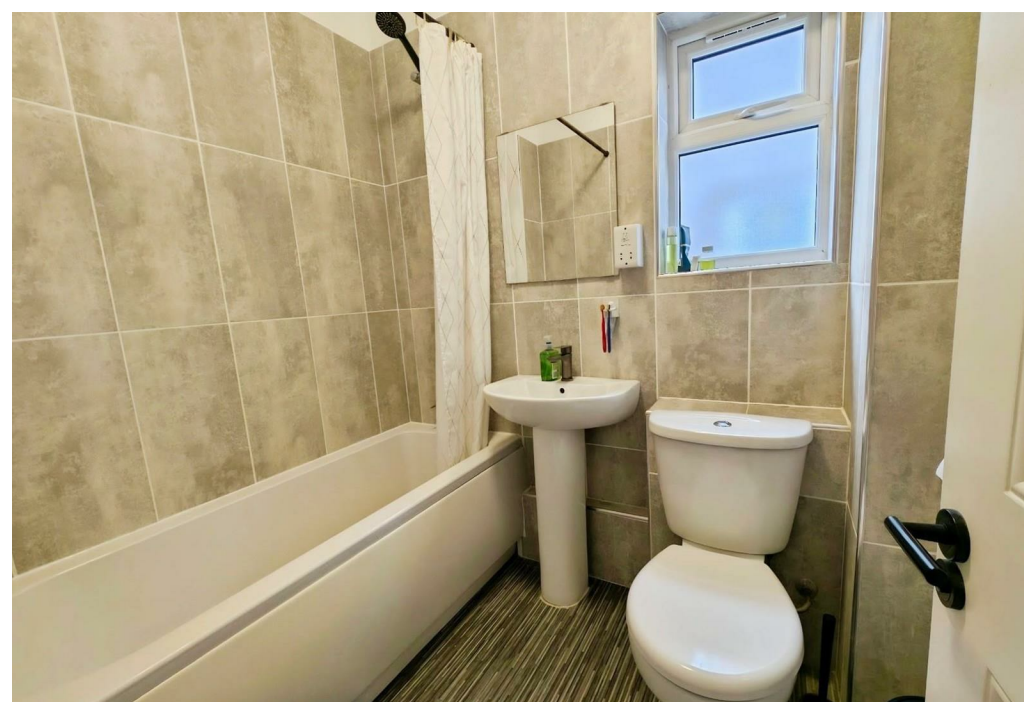
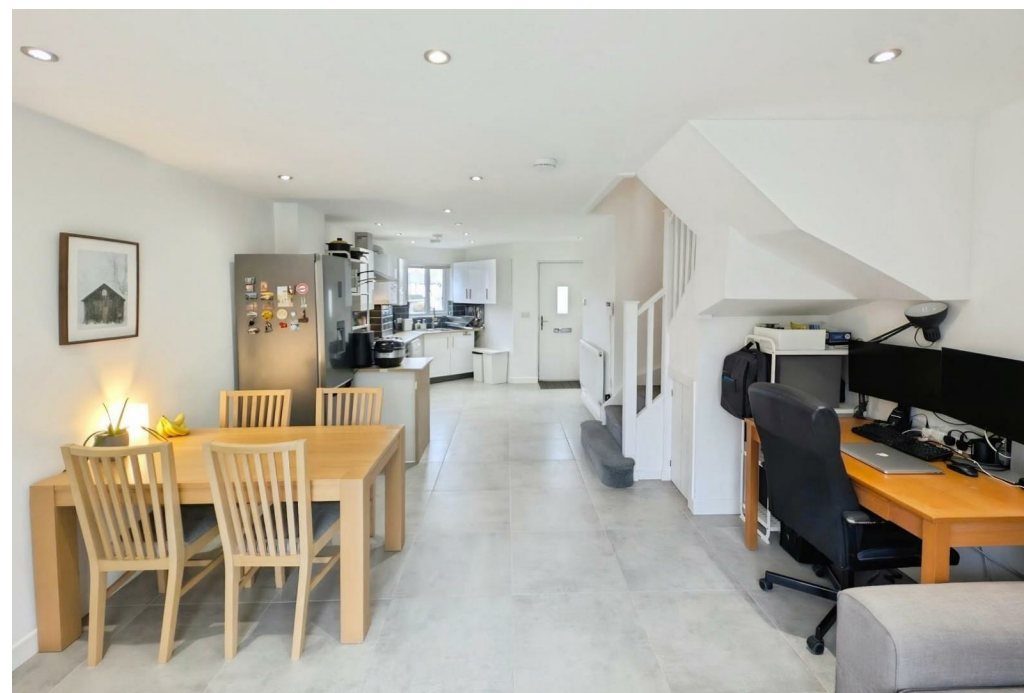
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Nestled in the charming Courtfield Grove, Fishponds, Bristol, this semi-detached house presents an exceptional opportunity for first-time buyers and professionals alike. Spanning 710 square feet, this modern contemporary home boasts outstanding style and quality, making it a perfect choice for those seeking a blend of comfort and sophistication.

Upon entering, you will be greeted by a stylish open-plan kitchen, living room, and dining area, designed to create a warm and inviting atmosphere for both relaxation and entertaining. The property features two well-proportioned bedrooms, providing ample space for rest and rejuvenation. A luxurious bathroom and a convenient cloakroom enhance the functionality of this delightful home.

The property is situated in a discreet cul-de-sac, just moments away from the vibrant High Street of Fishponds, where you can enjoy a variety of shops, cafes, and local amenities. The pleasant enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, off-street parking is available, adding to the convenience of this lovely residence.

The owners are keen to sell, making this an opportune moment to secure a wonderful home in a sought-after location. Do not miss the chance to make this stylish property your own.



The stunning accommodation comprise (all measurements are approximate)

## GROUND FLOOR

Feature wood grain effect entrance door into..

## HALL

Wall mounted Solis solar panel control.

## DOWNSTAIRS CLOAKROOM

White suite of low level WC and vanity wash basin, vinyl floor covering, heated towel rail.

## OPENING FROM HALL INTO

## OPEN PLAN ARRANGED KITCHEN/LIVING ROOM

### KITCHEN AREA 15'2" x 10'1"

Fitted with a modern contemporary range of white high gloss effect wall, floor and drawer storage cupboards with brushed steel effect handles, splash back tiling, integrated brushed steel effect oven, inset hob and extractor above, matt porcelain tiled floor, UPVC double glazed window to front, 1.5 drainer stainless steel sink unit, space for upright fridge/freezer, washing machine and dishwasher, radiator, concealed ceiling spotlighting, wall mounted Vaillant combination gas fired boiler for domestic hot water and central heating, opening into...

### LIVING ROOM 14'8" x 13'10"

Matt porcelain tiled floor, UPVC double glazed sliding patio doors onto the rear garden, lovely outlook onto same, under stairs cupboard, staircase to first floor, radiator, concealed ceiling spotlights.

## FIRST FLOOR

## LANDING

### BEDROOM 1 13'10" x 13'0"

Maximum overall dimension into bay, UPVC double glazed dual aspect windows to front, radiator.

### BEDROOM 2 13'10" x 9'0"

Radiator, UPVC double glazed window with pleasant elevated views onto the rear garden.

### BATHROOM 6'9" x 5'8"

Luxuriously appointed with a white suite of panelled bath, low level WC and pedestal wash basin, Mixer shower attachment over bath, UPVC double glazed and frosted window to side, vinyl floor covering, porcelain tiled walls, heated towel rail, wall mounted extractor.

## EXTERIOR

## HARD STANDING/PARKING SPACE

Brick paved shared driveway, access leading to a hard standing space suitable for one vehicle.

## GARDEN

Arranged exclusively to the rear of the property offering a paved patio leading onto a newly seeded lawn all within timber fenced boundaries, paved pathway to side leading to the front of the property.

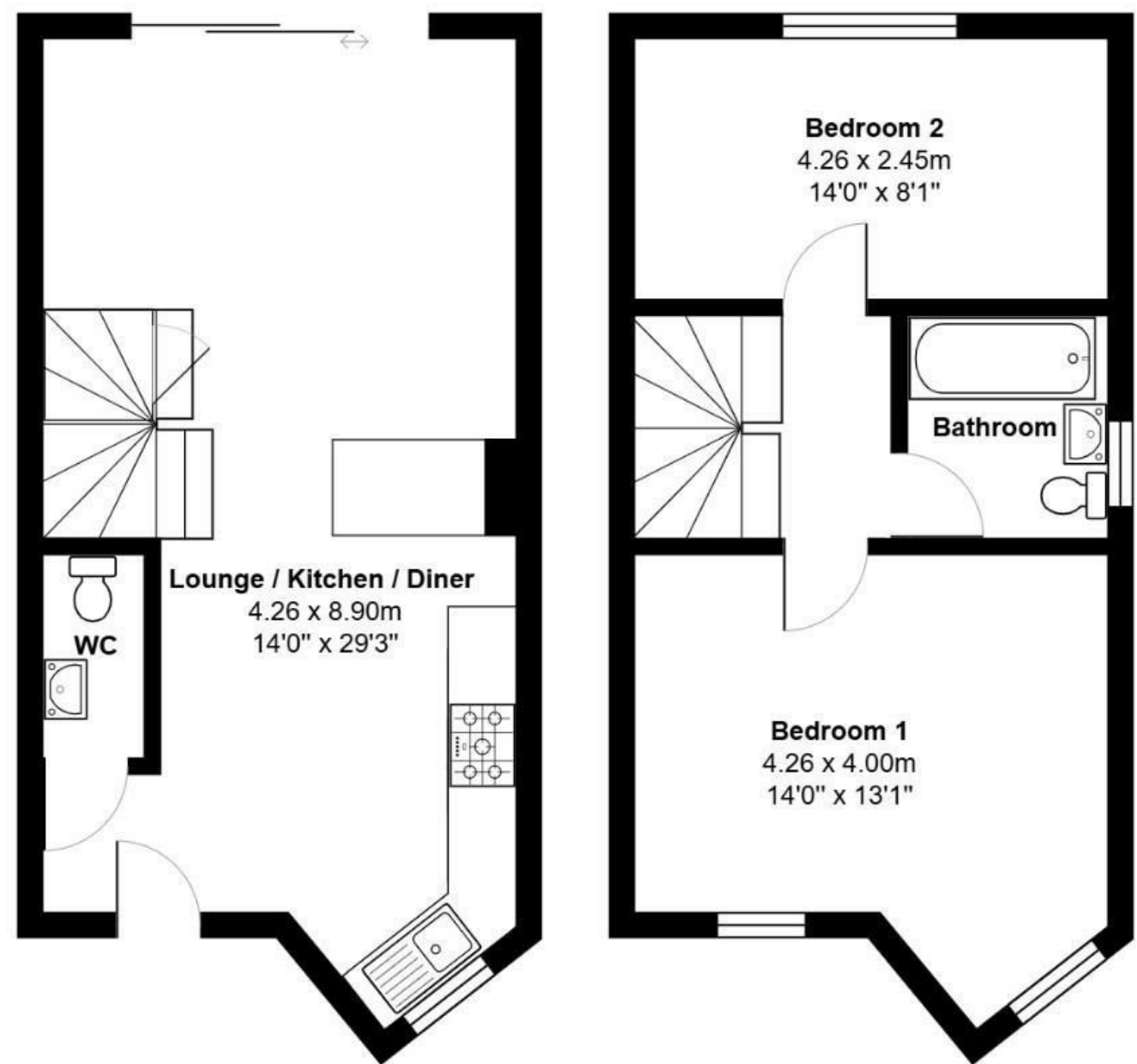
## SOLAR PANELS

The solar panels generate electricity with excess fed back into the grid, and the owner receives Feed-in Tariff (FiT) payments from British Gas.

## 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 stylish home with outstanding features
- Semi detached property
- Ground floor cloakroom/WC
- 2 bedrooms + Bathroom
- Solar panels to generate electric
- Lovely enclosed rear gardens
- Stylish contemporary kitchen
- Rare and exclusive home
- Quiet cul-de-sac location
- Off street parking - private driveway

| 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 |                         |           |
|                                             | 82                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 | 88                      | 90        |
| 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.