

HUNTERS[®]

HERE TO GET *you* THERE



8 Mayfield Park North

Fishponds, Bristol, BS16 3NJ

Guide Price £275,000



Hunters Estate Agents - Fishponds office are delighted to offer this impressive 3 bedroom natural stone built terraced house with outstanding potential, character and space. This charming home requires general modernisation and refurbishment throughout and offers superb potential for DIY enthusiasts, young professionals, ambitious families and buy to let investors seeking a home with great opportunity and considerable accommodation. Well placed for local shops and services this eye catching home offers spacious and well proportioned accommodation with many original period features and character. This home also features a 60ft long rear garden. Call Fishponds Office for OPEN HOUSE event viewing schedule. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Georgian style natural wood entrance door into...

ENTRANCE VESTIBULE

Inner door into...

HALL

Electric fuse box, staircase to first floor with shelved cupboard beneath, period ceiling archway, radiator.

LOUNGE 14'9" x 13'2" (4.50m x 4.03m)

Maximum overall into a UPVC double glazed bay window, radiator, cast iron fireplace, alcove shelves, gas meters, original period ceiling coving and ceiling rose.

SECOND SITTING/DINING ROOM 12'2" x 10'6" (3.71m x 3.22m)

Radiator, alcove shelves, UPVC double glazed window to rear with outlook onto the rear lean to store.

Independent door from hall into...

BREAKFAST ROOM 10'4" x 8'4" (3.15m x 2.55m)

Cast iron fireplace, built in cupboard, sash window with outlook onto the rear lean to store.

KITCHEN 10'10" x 7'9" (3.31m x 2.37m)

Several wall and floor storage cupboards, timber grain effect working surfaces, single drainer stainless steel sink unit, built in oven and gas hob (not tested) vinyl floor covering, ceiling height window, window to side with outlook onto the rear lean to store, door onto same. Door into...

LEAN TO STORE 1 9'7" x 6'7" (2.94m x 2.02m)

Door onto rear garden, windows with outlook onto same, opening into...

LEAN TO STORE 2 10'9" x 8'7" (3.29m x 2.62m)

FIRST FLOOR LANDING

Skylight.

BEDROOM 1 11'9" x 11'5" (3.59m x 3.50)

UPVC double glazed window to front, radiator, former fireplace opening, fitted bookshelves.

BEDROOM 2 12'2" x 10'5" (3.71m x 3.18m)

Built in cupboards to alcove, built in wardrobe with access to roof space, radiator, UPVC double glazed window to rear.

BEDROOM 3 10'9" x 8'5" (3.28m x 2.59m)

UPVC double glazed window to rear with pleasant outlook onto the rear garden, former fireplace opening, radiator.

BATHROOM 8'3" x 4'7" (2.53m x 1.40m)

White suite of timber paneled bath with electric shower over (not tested) low level WC and vanity wash basin with cupboard beneath, radiator, vinyl floor covering, ceiling extractor, splash back tiling.

EXTERIOR

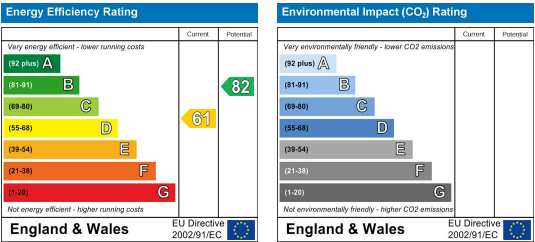
GARDEN

Arranged principally to the rear of the property extending approximately 60ft in length requiring general recultivation and landscaping, young fruit tree and fruit bushes. Timber garden shed.

Area Map



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.