



2 Poplar Place

Fishponds, Bristol, BS16 3QH

Offers In Excess Of £300,000



Hunters Estate Agents - Fishponds Office are delighted to offer this spacious and well proportioned 3 bedroom end terrace 1930's home in prominent corner position onto Lodge Causeway. Offered with no chain this home requires general modernisation and refurbishment. Occupying a generous corner position with good sized side and rear gardens. Providing outstanding potential to extend (subject to the necessary approvals). The property has remained within the same family ownership for over 60 years. Property providing such potential seldom become available. Ideally suited to professionals, first time buyers, DIY enthusiasts and Buy to let investors. The property benefits from a modern gas heating boiler and an extended Kitchen/Breakfast room. Hunters Exclusive - recommended viewing.



Entrance
Twin aluminum framed entrance doors into entrance vestibule, inner door into ...

Hall
Radiator, cupboard containing electric fuse box, staircase to first floor with useful recess beneath.

Lounge 12'6" x 11'8" (3.82m x 3.57m)
Dimension maximum overall into alcoves and UPVC double glazed bay window, fitted gas fire (not tested) upon a flagstone effect hearth, radiator, double sliding doors into dining room, separate door from hall into ...

Dining Room 11'3" x 10'6" (3.44m x 3.22m)
Dimension maximum overall into alcoves, radiator, UPVC double glazed window with outlook onto the rear garden, built in gas fire (not tested) within a stone effect decorative surround, pine paneled chimney breast.

Extended Kitchen/Breakfast Room 16'8" x 9'3" (5.10m x 2.82m)
Dimension maximum overall into the widest point. Fitted with a comprehensive range of modern timber grain effect wall, floor and drawer storage cupboards with stainless steel wood effect handles, space for electric cooker and recess for microwave. Stone effect working surfaces, triple aspect UPVC double glazed windows, corner stainless steel sink unit mixer taps over, space for washing machine and fridge, built in shelved larder, multi paned door into ...

Rear Vestublie
Space for upright freezer, UPVC double glazed and frosted window to side, aluminum framed door onto garden.

First Floor Landing
UPVC double glazed and frosted window to side.

Bedroom 1 11'8" x 10'10" (3.58m x 3.31m)
UPVC double glazed window to front, dado rail, radiator, built in double wardrobe.

Bedroom 2 11'8" x 10'10" (3.56m x 3.32m)
Excluding one wall to wall fitted with built in wardrobes and ceiling height cupboards. (one containing a combination boiler for domestic hot water and central heating (not tested), radiator.

Bedroom 3 8'5" x 7'6" (2.58m x 2.29m)
Access to roof space via an aluminum pull down ladder, radiator, UPVC double glazed window to front.

Bathroom 6'4" x 6'0" (1.94m x 1.85m)
A sweet of low level w.c. vanity wash basin with cupboard storage beneath and a paneled bath with fitted shower unit over, fully tiled walls, UPVC double glazed and frosted window to rear, concealed ceiling spot lights, radiator, heated towel rail.

Exterior
The considerable garden arranged to the side and rear of the property offers outstanding potential subject to permissions and provides a level lawn with timber edged and raised borders to one side, paved patio and pathway surfaces, additional stone effect and raised beds along side numerous flowering shrubs and roses, outside tap, shed storage, wrought iron gate opening onto the front of the property.

Hardstanding/Driveway
Directly in front of the property is a tarmac laid hardstanding suitable for one vehicle along side an additional hardstanding for other storage.

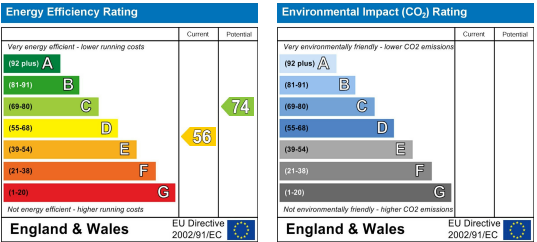
Area Map



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.