



Hill Street,
Bristol,
BS15 4EZ

Offers In The Region Of
£350,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this substantial period 3 storey, semi detached home with outstanding space and potential. This highly distinctive and substantial home offers characterful accommodation to include 4 bedrooms, a wet room and family bathroom. Homes of this size and character seldom become available. This home offers tremendous potential for a growing family looking to modernise and apply cosmetic improvements. The property has remained within the same family ownership for many years and is offered with vacant possession. The property benefits from outstanding views from upper floor rooms. Contact the FISHONDS office for OPEN HOUSE event details: 0117 9653162.



GROUND FLOOR

Georgian style entrance door with feature stained and leaded glazed fixed window above into...

SIDE ENTRANCE VESTIBULE

Feature tiled floor, half glazed through door leading to the rear garden, UPVC double glazed door into...

HALL

Staircase to first floor, radiator, ornate period ceiling coving, electric fuses and cupboard containing electric meters.

LOUNGE 15'3" x 14'4"

Maximum overall into a UPVC double glazed bay window, built in alcove book/display shelves, ornate period ceiling coving and ceiling rose, two radiators, cupboard containing gas meters.

SECOND SITTING/DINING ROOM 16'3" x 15'2"

L shaped room - Maximum overall, four wall light points, impressive marble fireplace with matching surround and hearth, radiator, original ceiling coving and rose, UPVC double glazed window with outlook onto the rear garden and marble window sill.

KITCHEN 10'10" x 8'11"

Fitted with a range of white high gloss effect wall, floor and drawer storage cupboards, space for upright fridge/freezer, washing machine and other appliances, working surfaces, splash back tiling, single drainer stainless steel sink unit with domestic hot water heater above, UPVC double glazed window to side, vinyl floor covering, inset glass topped hob. ceiling height and built in shelving, concertina door into wet room, opening leading into the rear vestibule.

WET ROOM 7'1" x 5'8"

Waterproof flooring throughout, built in Mira electric shower, low level WC and pedestal wash basin, splash back tiling, Dimplex electric wall heater, ceiling extractor, frosted glazed window.

REAR VESTIBULE 9'0" x 2'11"

Two UPVC double glazed windows to side, two half glazed UPVC doors onto the rear garden, pleasant outlook onto same, radiator.

FIRST FLOOR LANDING

Staircase to top floor.

BEDROOM 1 15'5" x 14'3"

Maximum overall into a UPVC double glazed bay window, wall mounted Vaillant combination gas fired boiler for domestic hot water and central heating, radiator, original period ceiling coving.

BEDROOM 2 14'4" x 10'8"

Maximum overall to include a range of fitted wardrobes, ceiling height cupboards, dressing table and drawers, radiator, dual aspect UPVC double glazed windows to rear.

BATHROOM 8'2" x 5'1"

White suite of paneled bath, low level WC and vanity wash basin with cupboard storage beneath, vinyl floor covering, heated towel rail, splash back tiling, built in thermostatically controlled shower, UPVC double glazed and frosted window to side.

TOP FLOOR LANDING

Recess storage, access to roof space.

BEDROOM 3 12'9" x 8'9"

UPVC double glazed window to rear with elevated far reaching views, radiator, under eaves cupboard, dado rail.

BEDROOM 4 13'6" x 11'7"

Maximum overall into a UPVC double glazed bay window with elevated far reaching views, dado rail, radiator.

EXTERIOR

GARDEN

Arranged principally to the rear of the property the courtyard style rear garden offers brick laid and paved surfaces all within established brick and timber fenced boundaries alongside an ornamental pond and rockery. Several established shrubs, outside tap.

Tenure: Freehold
Council Tax Band: C



- A substantial and highly impressive 4-bedroomed family home
- Significant accommodation with lovely original character
- A semi detached home which has remained within the same family for many years
- Prominent position with outstanding views from upper floors
- Enclosed rear courtyard garden
- 2 generous reception rooms with original ceiling rose and cornice
- Requiring cosmetic improvement and general modernisation
- Convenient position for Kingswood shops and services
- Call FISHPONDS office for OPEN HOUSE events: 0117 9653162
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.