



Fishponds Road,
Bristol,
BS5 6RQ

£350,000



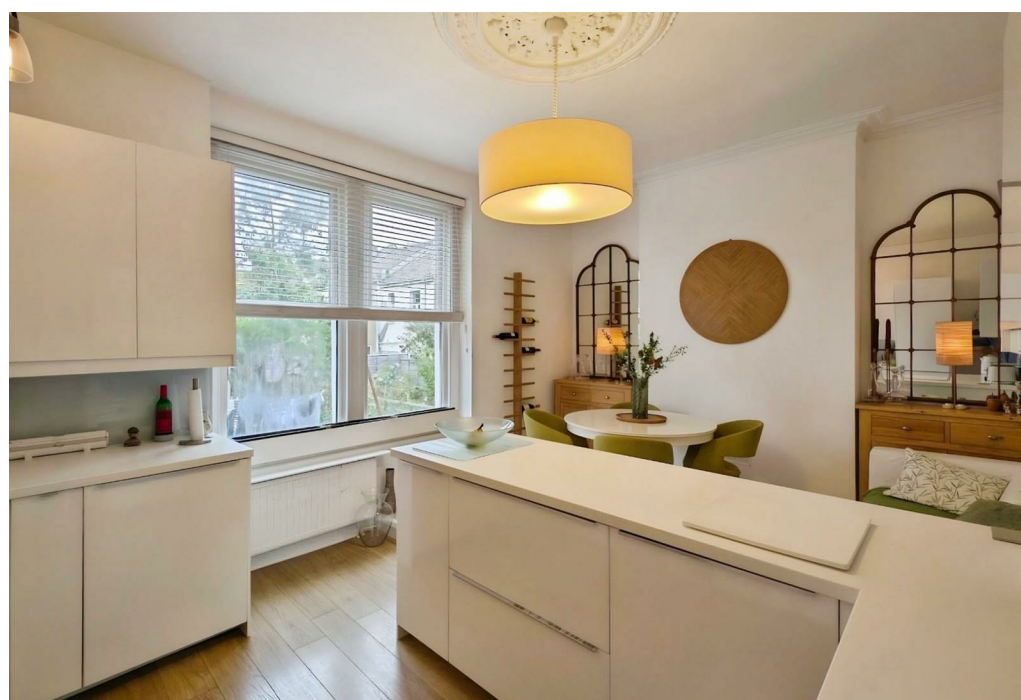
Nestled on Fishponds Road in the vibrant area of Eastville, Bristol, this charming period maisonette presents an exceptional opportunity for those seeking a stylish and spacious home. Hunters are thrilled to present this beautifully decorated property, which boasts an impressive layout that is sure to appeal to a variety of buyers.

As you enter, you are welcomed into a generous lounge featuring a delightful fireplace, perfect for cosy evenings. The ground floor also includes a modern fitted cloakroom and a stunning open-plan kitchen/dining room, complete with a comfortable seating area, making it an ideal space for entertaining family and friends. The contemporary design harmoniously blends with the property's period features, including decorative centre roses and cornices, adding character and charm.

Ascending to the first floor, you will find 3 bedrooms, each offering ample space and natural light. The luxury appointed four-piece bathroom is a standout feature, providing a serene retreat for relaxation.

Additional benefits of this lovely maisonette include gas central heating via a Vaillant combi boiler and UPVC double-glazed windows, ensuring comfort and energy efficiency throughout the year. With excellent access to Bristol city centre and the M32, this property is perfectly situated for those who wish to enjoy the best of urban living while still being able to retreat to a peaceful home.

Hunters highly recommend viewing this remarkable property to fully appreciate its charm and potential. Don't miss the chance to make this delightful maisonette your new home.



ENTRANCE

Period paneled door to..

INNER PORCH

Decorative leaded stained glass feature panelled door to..

HALLWAY

Radiator, wood grain effect fitted laminate floor, period archway, fitted dado railing, stairs to first floor.

LOUNGE 15'1" x 12'10"

Into bay and recess, UPVC double glazed window to front, decorative period rose and cornice, radiator, arched feature fireplace with marble effect surround and mantle, wood grain effect fitted laminate floor radiator.

CLOAKROOM

Modern low level WC, corner wash hand basin into storage unit with cupboard below, tiled throughout.

OPEN PLAN KITCHEN DINING\BREAKFAST ROOM 17'4" x 12'4"

UPVC double glazed window to rear, stunning open plan having a wide range of gloss white fitted base and wall units having glass splash backs and under lighting with roll top working surfaces and breakfast bar to incorporate a one and quarter bowl sink with brushed steel effect overhead mixer tap, gas point for cooker, separate fitted microwave, integral fridge freezer and washing machine, wood grain effect fitted laminate floor, space and area for table and chairs with separate area for seating, decorative period centre rose and cornice, cupboard housing vaillant gas combination boiler serving central heating and hot water.

FIRST FLOOR LANDING

Skylight fitted window, built in storage cupboard.

BEDROOM 1 12'6" x 10'8"

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM 2 12'4" x 10'8"

UPVC double glazed window to front, fitted radiator, period cornice.

BEDROOM 3 12'8" x 6'0"

UPVC double glazed window to front, fitted radiator, wood grain effect fitted laminate floor.

BATHROOM 11'8" x 5'11"

Opaque UPVC double glazed window to rear, luxury appointed four piece fitted bathroom with corner cubical having overhead chrome effect shower off main system, tiled panelled bath with victorian style centre taps with shower and mixer, pedestal wash hand basin with chrome effect mixer tap, low level WC, heated towel rail, tiled throughout.

TENURE

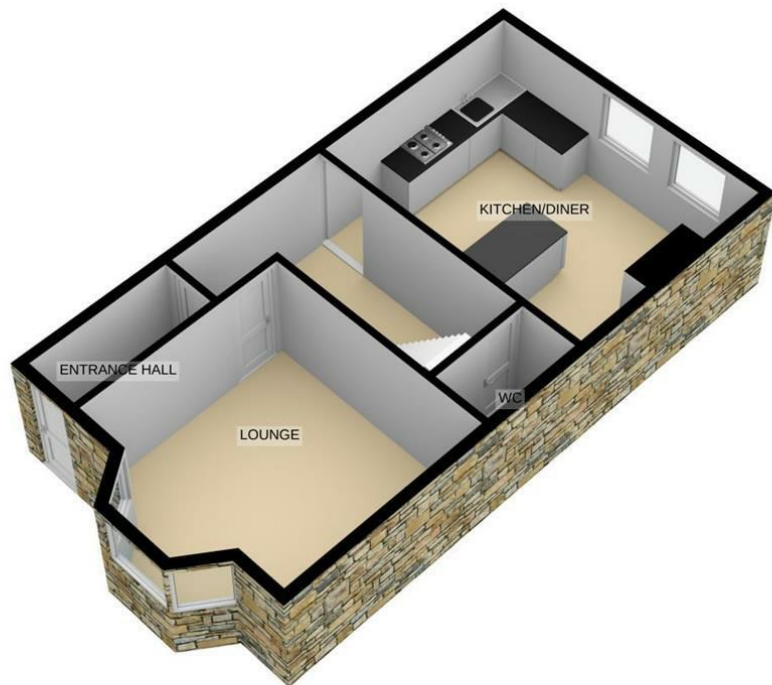
LEASEHOLD: The remainder of a 999 crossover lease (commenced approximately 1987). Shared building insurance commitment and responsibility. No management fee is payable.

AML (Anti money laundering)

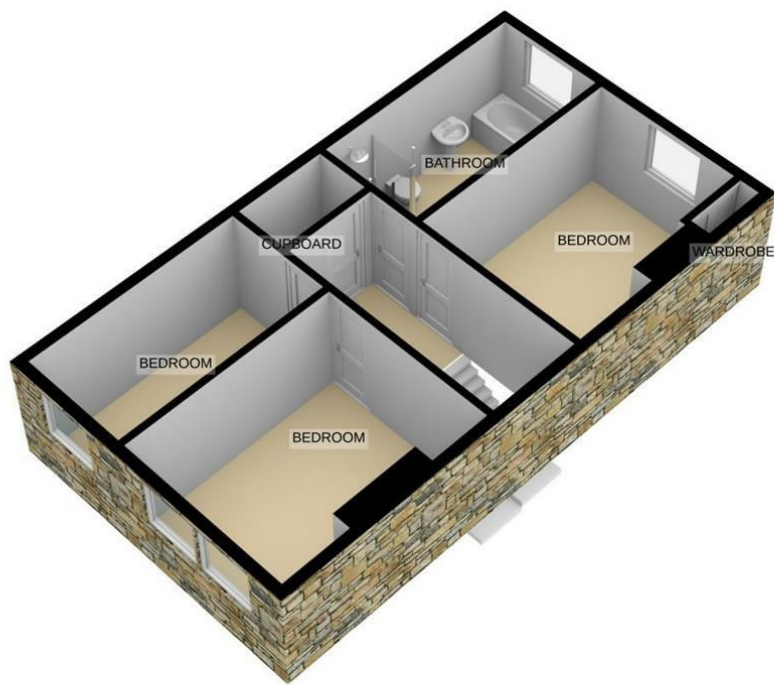
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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: Leasehold
Council Tax Band: B

GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA : 94.7 sq.m. (1019 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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- Highly impressive and beautifully presented first floor Maisonette
- Outstanding period features alongside stunning contemporary finishes
- Impressive Bathroom with independent shower plus Cloakroom
- Stunning open plan Kitchen/Dining/Breakfast room
- Superior Lounge with feature bay, period ceiling and cast iron fireplace
- An immaculate home with many stand-out features and highlights
- Ideally suited to professionals, first time buyers and those looking to downsize
- Close to Eastville Park providing open green spaces and ParkRun
- Excellent access to Bristol centre and the M32
- Hunters Exclusive - Call FISHPONDS office for OPEN HOUSE event details

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		
	75	82
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.