

# HUNTERS®

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## Snowdon Road

Fishponds, Bristol, BS16 2EJ

Offers In The Region Of £317,950



Hunters Estate Agents - Fishponds office are delighted to offer highly a highly appealing stone built 1900's 3/4 bedroom home arranged over 3 floors, providing highly adaptable and flexible accommodation to suit a wide range of buying needs. This unique home boasts many original character features alongside an impressive loft conversion. Suited to professionals, young families and buy-to-let investors. The property can serve as a 3 bedroom - 2 reception room home or alternatively a 4 bedroom letting investment (subject to the necessary HMO approvals/authority) with communal lounge. The property occupies a convenient position within this attractive terrace within walking distance of Fishponds High Street shops, cafes and services. There are good links with the City to include both public transport and the nearby Bristol/Bath cycle path. Oldbury Court parkland offers a wide range of recreational benefits. UWE Glenside and Frenchay Campus are both within cycling distance of the property. No onward chain. Hunters Exclusive - recommended viewing.





Ground Floor  
UPVC double glazed entrance door into...

Hall  
Quarry tiled floor, radiator , staircase to first floor with useful recess and cupboard beneath, cupboard containing electric fuse box, picture rail.

Lounge/Letting Room 1 13'4" x 10'9" (4.07m x 3.28m )  
Maximum overall into UPVC double glazed bay window, feature laminate wood grain effect floor, radiator, built in desk surface and alcove shelves, period ceiling coving, radiator.

Second Sitting/Communal Room 16'4" x 11'3" (4.98m x 3.45m)  
Into alcoves, quarry tiled floor, radiator, UPVC double glazed window to rear overlooking the rear garden, dado rail, twin multi paned doors into...

Kitchen 10'9" x 7'10" (3.30m x 2.41m )  
Fitted with a range of timber grain effect, wall, floor and drawer storage cupboards to incorporate a built in hotpoint oven, electric inset hob and extractor over, quarry tiled floor, space for washing machine, freezer and upright fridge, double bowl stainless steel sink unit with mixer taps over, radiator, UPVC double glazed door onto rear garden, twin UPVC double glazed windows with outlook onto the rear garden, concealed ceiling spotlights.

First Floor Landing  
UPVC double glazed window to front, door revealing a staircase to the roof conversion.

Bedroom 1/Letting Room 2 11'4" x 8'11" (3.47m x 2.72m )  
Minimum overall to exclude three built in double wardrobes, UPVC double glazed window to front, radiator.

Bedroom 2/Letting Room 3 8'4" x 6'3" (2.55m x 1.92m )  
UPVC double glazed window to rear with pleasant outlook onto the rear garden, radiator.

Bathroom 11'3" x 7'6" (3.43m x 2.29m Minimum overall )  
Victorian style suite of timber paneled bath, low level WC and vanity wash basin with cupboard storage beneath and mirror with light over, feature laminate wood grain effect floor, independent cubicle with a fitted electric shower over, built in storage cupboards (one to include a Viessmann wall mounted gas fired boiler for domestic hot water and central heating) UPVC double glazed and frosted window to rear, splash back tiling, radiator, extractor fan.

Top Floor  
Bedroom 3/Letting room 4 15'0" x 9'9" minimum overall (4.59m x 2.99m minimum overall )  
(Currently utilised as bedroom three/letting room four)  
Exposed and painted brick feature wall, two velux windows to front and rear, built in under eaves shelves and cupboard storage, radiator.

Exterior

South-Facing Garden  
Arranged principally to the rear of the property providing an initial raised paved patio extending onto a level section of lawn with borders on both sides. A gravelled path leads to a concrete hard standing/additional patio space via two stone edged and raised borders leading to a rear pedestrian gate opening onto a rear lane. It may be possible to form an off street parking space within the rear garden boundary subject to the necessary approvals/consent planning. Outside tap. There remains potential to extend the rear of the property into the rear garden (subject to the necessary approvals).

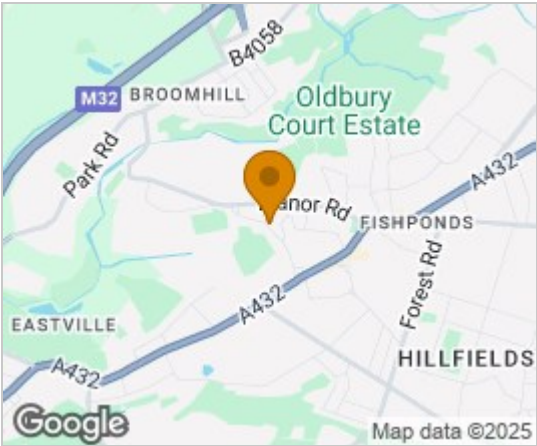
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"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to 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"

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.

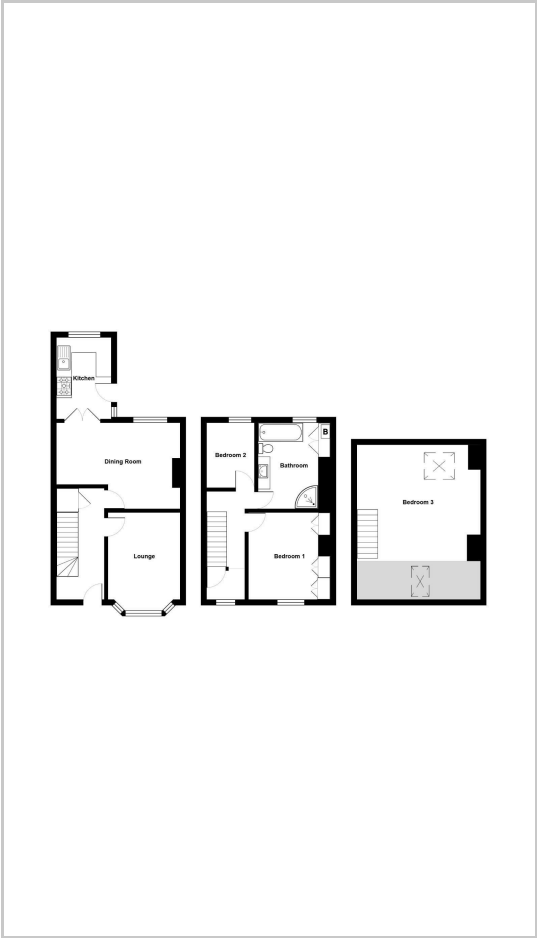
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764 Fishponds Road, Fishponds, BS16 3UA  
Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

