

HUNTERS[®]

HERE TO GET *you* THERE



16 Elmgrove Road

Fishponds, Bristol, BS16 2AX

£595,000



Hunters are delighted to offer for sale this superb 5 bedroom highly attractive period mid terrace property, located in a desirable position just off Thingwall Park. This stunning property has had much refurbishment works carried out by the present seller and would make either a great family home or buy to let investment. Internally the property comprises to the ground floor, a front lounge, a superb contemporary fitted open plan kitchen/dining room and a modern fitted shower room. To the first floor there are 4 bedrooms and shower room with a fantastic master bedroom 5 from a loft conversion having an ensuite shower room to the 2nd floor. Further benefits include Upvc dg windows, gas central heating and a lovely enclosed rear garden Internal viewng recommended to appreciate all that is on offer.



Entrance

Via paneled door with leaded stained glass feature windows to side and above into inner lobby with mosaic period tiled flooring and period panel door with leaded stained glass feature windows leading to ...

Hallway

Fitted radiator, stairs to first floor.

Shower Room

Contemporary luxury appointed with double tray with over head shower, sink into storage unit, low level w.c. mosaic tiled flooring.

Utility Area

Plumbing for automatic washing machine and space for tumble dryer.

Lounge 15'1" x 11'10" (4.61m x 3.63m)

Dimension into bay and recess. Decorative cornice, upright fitted radiator.

Open Plan Kitchen/Dining Room 19'5" x 16'9" overall. (5.93m x 5.13m overall.)

Dimension into bay. Opaque double glazed sash window to rear, double glazed French doors to rear and double glazed windows to rear with views onto garden. The kitchen area has contemporary fitted gloss grey base and wall fitted units with working surfaces incorporating a one and a quarter bowl sink, fitted electric hob, separate double oven, tiled splash back, integral fridge and separate freezer, free standing island with seating and further storage under, two upright fitted radiators.

First Floor Landing

Staircase to second floor.

Bedroom 5 10'9" x 6'9" (3.29m x 2.08m)

Double glazed window to rear, fitted radiator.

Bedroom 3 11'8" x 9'9" (3.57m x 2.98m)

Double glazed window to rear, fitted radiator.

Bedroom 4 9'4" x 8'2" (2.86m x 2.49m)

Double glazed window to front, upright fitted radiator.

Bedroom 2 15'3" x 8'7" (4.66m x 2.63m)

Dimension into bay. Double glazed bay window to front, upright fitted radiator.

Shower Room

Sky light window contemporary fitted with double tray with overhead electric shower, sink into unit, low level w.c. decorative tiled flooring, chrome effect heated towel rail.

Second Floor Landing

Double glazed window to rear.

Master Bedroom 1 18'1" x 14'0" (5.52m x 4.28m)

Double glazed windows to rear with pleasant outlook, sky light window to front, fitted radiator.

Ensuite Shower Room

Modern fitted with corner cubicle with electric shower over, low level w.c. pedestal wash hand basin.

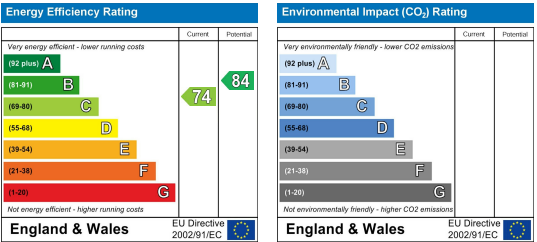
Exterior

To the rear has an good sized enclosed garden which is mainly laid to artificial turf. To the front has a modest garden with wrought iron gate leading to pathway leading to front door.

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.