



Radley Road,
Bristol,
BS16 3TG

£395,000



Hunters are delighted to offer for sale this immaculate well maintained 3 bedroom semi detached property offering well spaced accommodation with the added benefit of being offered with vacant possession. This delightful home is located within a position being with close distance to Fishponds high street and within easy reach of the Bristol to Bath cycle track. Internally to the ground floor there is a front lounge, a separate dining room, a 3rd reception room/conservatory, a gloss fitted kitchen and a downstairs shower room. To the first floor there are 3 generous bedrooms and family bathroom. Further benefits include, UPVC dg windows, gas central heating via a Vaillant combi boiler, off street parking, a large enclosed rear garden and a detached garage.



Entrance

UPVC double glazed door to...

Hallway

Herringbone effect vinyl flooring, stairs to first floor, UPVC double glazed window to side, radiator, understairs storage area.

Lounge 12'11" x 12'0"

Cross beaded UPVC double glazed window to front, radiator, wood grain effect laminate flooring.

Dining Room 13'0" x 11'8"

Cross beaded UPVC double glazed window to rear, radiator, wood grain effect laminate flooring, space and area for dining table and chairs.

Kitchen 14'11" x 7'1" at widest length

Opaque UPVC double glazed window to side, wall mounted Vaillant gas combination boiler serving central heating and hot water, gloss fitted base and wall units with tiled splashback and roll top working surfaces incorporating a single bowl sink, gas point for cooker, space for fridge freezer, plumbing for washing machine.

Conservatory 14'5" x 12'2"

UPVC double glazed window to rear, radiator, tiled floor, some base units with work surfaces, UPVC double glazed door leading to garden.

Shower Room

Opaque UPVC double glazed window to side and rear comprising of low level WC, pedestal wash hand basin, cubicle with overhead shower off main system, chrome effect heated towel rail, tiled throughout.

First Floor Landing

Opaque UPVC double glazed window to side, access to loft space.

Bedroom 1 13'8" x 11'10"

Cross beaded UPVC double glazed window to rear, radiator.

Bedroom 2 12'0" x 11'3"

Cross beaded UPVC double glazed window to front, radiator.

Bedroom 3 8'11" x 7'9"

Cross beaded UPVC double glazed window to front, radiator.

Bathroom

Opaque UPVC double glazed window to rear, comprising of panelled bath with overhead shower and mixer tap, low level WC, pedestal wash hand basin, tiled throughout. heated towel rail.

Exterior To The Front

Block paved driveway offering off street parking for several vehicles, side pedestrian access via side gate leading to rear.

Exterior To The Rear

Large enclosed garden with lapwood fenced borders having section laid to lawn with concrete pathway leading to rear via door onto a vehicular rear access lane.

Detached Garage 20'8" x 12'9"

Power and light, up and over door with access onto a vehicular rear access lane.

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: Freehold
Council Tax Band: C

- Highly spacious 3 bedroom semi detached
- Superb central Fishponds location
- Within walking distance to Fishponds high street and close to cycle track
- Offered with vacant possession
- Lounge and separate dining room
- Generous rear garden
- Detached garage with power and light
- Off street parking
- Ground floor shower room and first floor bathroom
- 3rd rear reception room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	81
(81-91) B		
(69-80) C		
(55-68) D		
(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.