



Lower Station Road,
Bristol,
BS16 3HS

Offers In Excess Of
£300,000



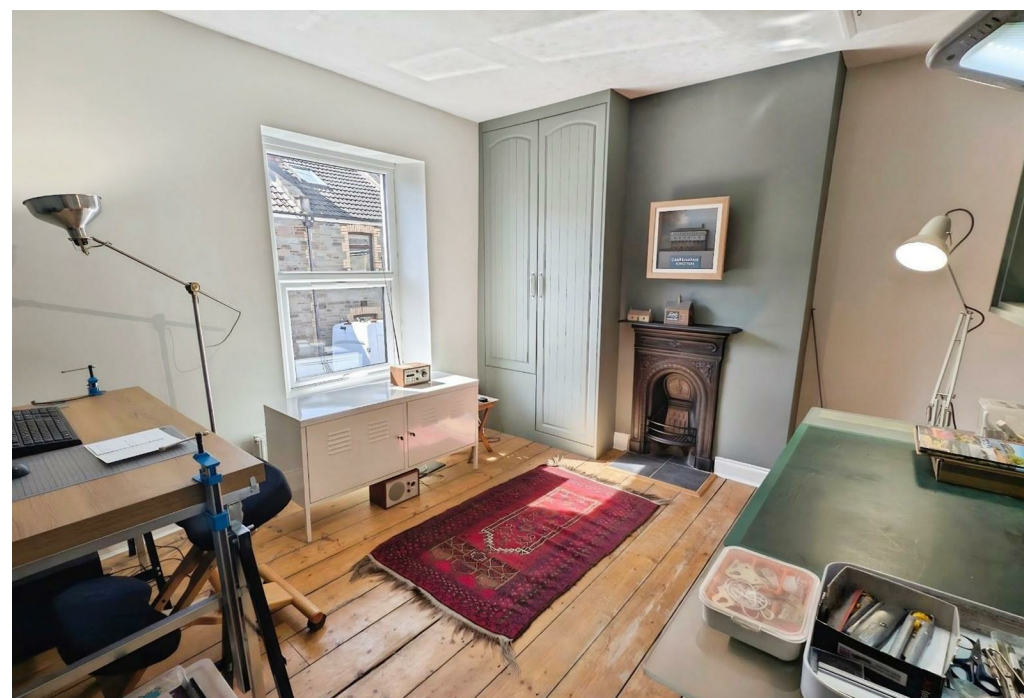
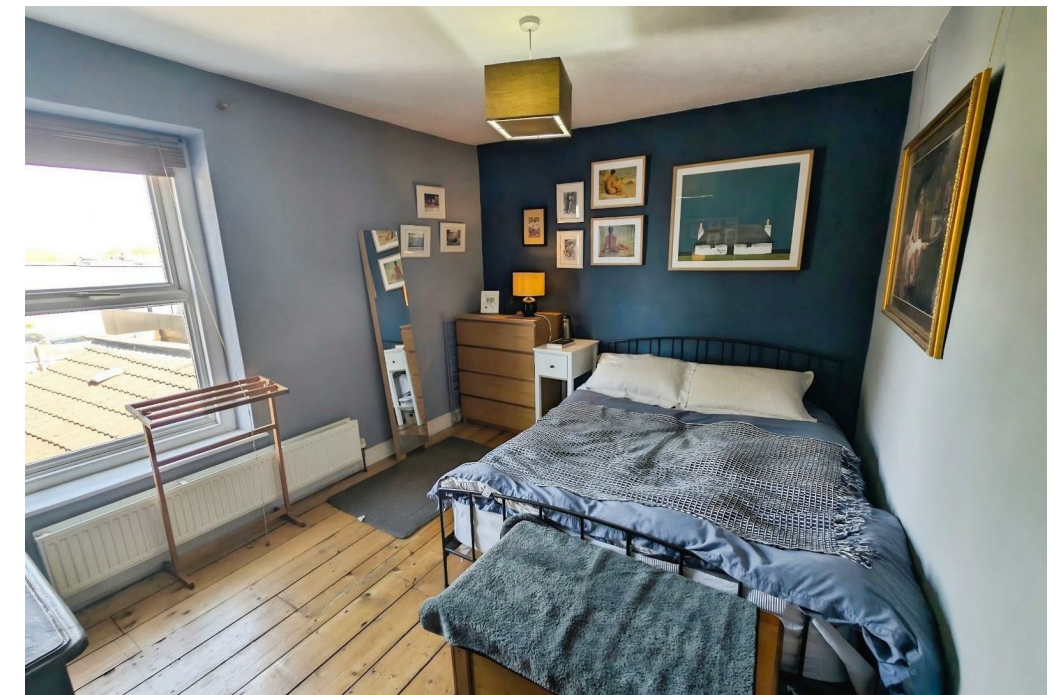
Nestled on Lower Station Road in the vibrant area of Fishponds, Bristol, this charming period end-terraced cottage offers a delightful blend of character and modern living. With two well-proportioned bedrooms and a stylish living rooms, this home is perfect for first-time buyers or professionals seeking a comfortable retreat.

As you step inside, you will be greeted by impressive features that showcase the property's period charm, mixing new carpets with natural wood stripped floors and inviting fireplaces that add warmth and character to the living space. The reception room is a welcoming area, ideal for relaxation or entertaining guests.

The contemporary finish throughout the home ensures that it meets the demands of modern living while retaining its unique character. The enclosed rear garden is a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings, and it also benefits from rear access for added convenience.

Located just moments from Fishponds' lively High Street, you will find a variety of local shops and services right on your doorstep, making daily errands a breeze. The property has undergone many improvements using materials and techniques, sympathetic to its character. It is ready for you to move in and make it your own.

With the owner ready to sell, this property presents a fantastic opportunity for those looking to establish themselves in a desirable area. We highly recommend viewing this delightful cottage to fully appreciate its charm and potential. Don't miss out on the chance to call this lovely home your own.



The well presented accommodation which features many original period features and outstanding character comprise (all measurements are approximate)

Ground Floor

Feature composite wood grain effect entrance door into...

Hall

Quarry tiled floor, fitted gas and electric meters, dado rail, inner multi pane door into...

Inner Hall

Staircase to first floor, radiator.

Lounge 11'0" x 8'6"

UPVC double glazed window to front, feature fireplace with an Inlay cast iron grate, marble stone hearth and natural wood timber surround, concealed ceiling spotlights.

Second Sitting/Dining Room 12'2" x 9'10"

Feature cast iron fireplace with a natural timber surround and feature tiled hearth, UPVC double glazed window to rear with pleasant outlook onto the rear garden, useful home office space beneath the staircase, radiator, concertina door into...

Kitchen 12'4" x 6'2"

Fitted with a comprehensive range of solid wood framed wall, floor and drawer storage cupboards with ornamental handles to incorporate a built in oven, inset gas hob and extractor above, radiator, space for fridge, separate freezer and washing machine, slate tiled floor, single drainer stainless steel sink unit, UPVC double glazed window to rear, rolled edge work surfaces, twin access to roof void, twin UPVC double glazed door onto rear garden, door into...

Bathroom 8'3" x 4'7"

White suite of panelled bath with mixer shower attachment over, low level WC with wood seat and pedestal wash basin, fully tiled walls, ceiling extractor, UPVC double glazed windows to side and rear, radiator.

First Floor Landing

Bedroom 1 12'1" x 10'8"

Feature natural wood stripped floor, UPVC double glazed window to front, built in purpose built double shelved storage cupboard, radiator, feature cast iron fireplace with a tiled hearth, additional built in shelved storage cupboard, access to roof space via aluminium pull down ladder and partially boarded-out for storage and access, with lighting.

Bedroom 2 12'1" x 10'0"

Built in bespoke built wardrobe containing a Vaillant combination gas fired boiler for domestic hot water and central heating, feature natural wood stripped floor, UPVC double glazed window with a pleasant elevated outlook onto the rear garden, feature cast iron fireplace with a tiled hearth, radiator.

Exterior

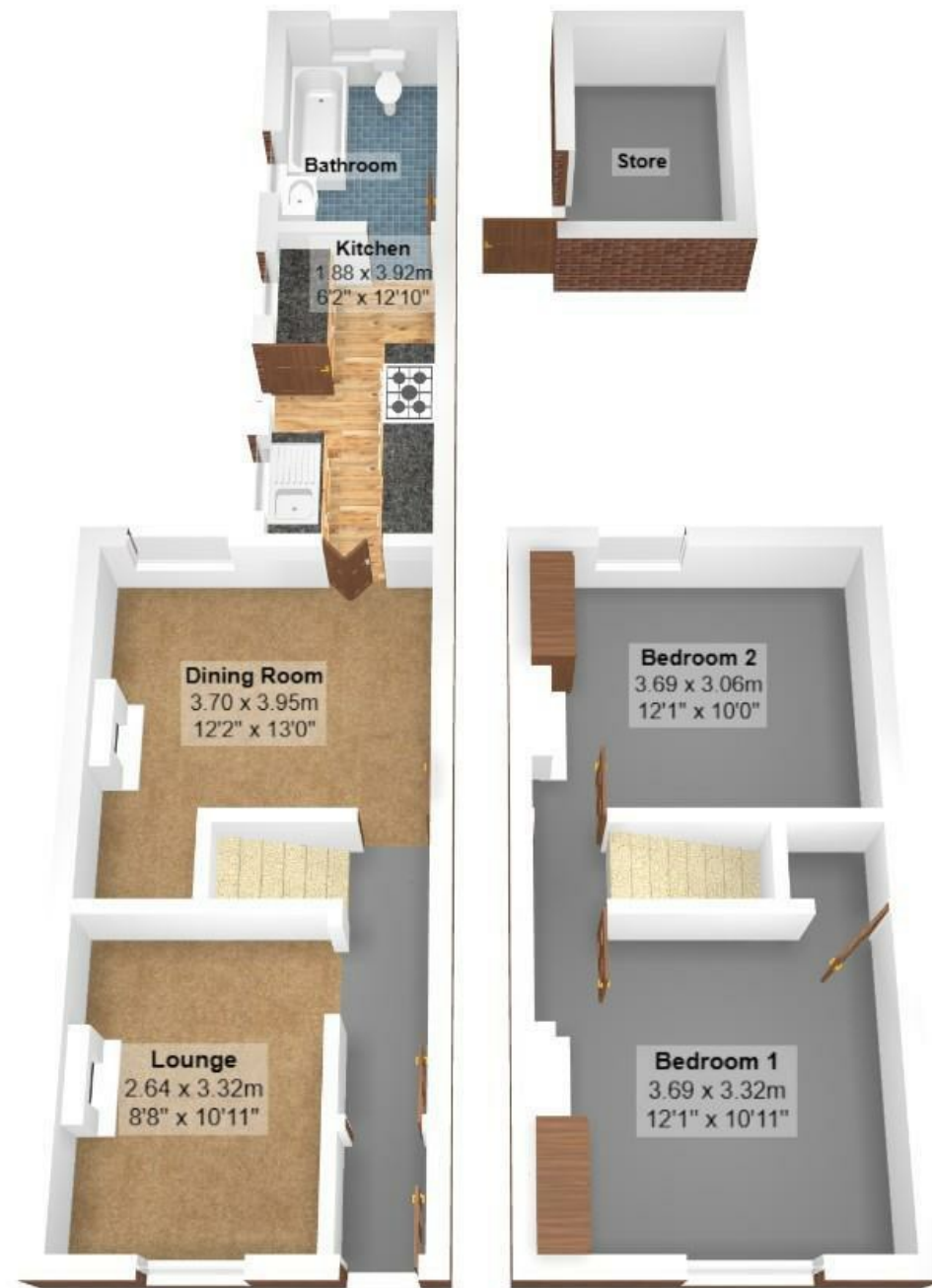
Garden

Arranged exclusively to the rear of the property offering an initial timber decked surface extending onto a paved patio with a decorative gravelled pathway beyond leading to a rear pedestrian gate. Mature olive and bay trees stand alongside planted borders, outside tap, exterior power points, garden/bike store.

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: A



- Charming end terraced period 2-bedroomed home
- Contemporary finish throughout alongside period character
- New carpets and natural wood floors & vintage fireplaces
- Enclosed rear garden and rear pedestrian access
- Steps from Fishponds High Street and Bristol/Bath cycle path
- Hunters Exclusive - recommended viewing
- Ideal for first-time buyers and professionals
- Shops & services nearby
- Owner ready to sell
- Viewing highly recommended

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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.