

HUNTERS[®]

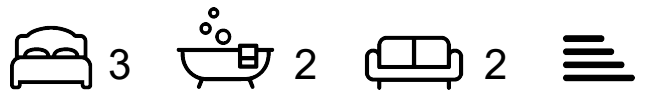
HERE TO GET *you* THERE



36 Mayfield Park

Fishponds, Bristol, BS16 3NQ

Offers In The Region Of £395,000



COMING SOON.....Hunters Estate Agents - Fishponds Office are delighted to offer this substantial and highly individual end terraced home with considerable space arranged over 3 floors. This commanding home should appeal to growing families, professionals and buy to let investors to whom the space, potential and 7m wide workshop (with previous planning for conversion/re-development) will appeal. Offered with no chain - Call FISHPONDS OFFICE for Open House event viewing. This impressive home offers a Hall, Lounge and open plan arranged Kitchen/Dining/Family room on the ground floor. On the first floor there are 3 bedrooms alongside a Shower room. Under previous ownership the roof has been converted with 2 dormer windows extensions, to include a shower (no Planning/Building regulations evidence - Indemnity Insurance policy can be offered). Externally the property offers a brick laid hardstanding for 3 cars directly in front of the property with driveway to the side extending onto the large rear garden.

At the far end of the rear garden there is a significant 7m wide WORKSHOP with potential to form a Garden studio, Office, craft room or Gym (subject to any planning/Building regulations approval). Hunters Exclusive - recommended viewing.



GROUND FLOOR
UPVC double glazed entrance door into...

ENTRANCE LOBBY
UPVC double glazed inner door with matching fixed windows alongside and over into...

HALL
Feature natural wood laid floor, stairs to first floor with useful recess beneath, radiator, cupboard containing electric fuse box, dado rail, Vaillant combination gas fired boiler for domestic hot water and central heating (not tested)

LOUNGE 16'6" x 10'10" (5.03m x 3.32m)
Maximum overall into a UPVC double glazed bay window, radiator, fireplace surround with a built in real flame coal effect gas fire, twin multi paned French doors into...

KITCHEN/DINING/FAMILY ROOM
Seperate door from hall into...

OPEN PLAN ARRANGED KITCHEN/DINING/FAMILY ROOM 16'10" x 13'5" (5.14m x 4.11m)
Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with brushed steel effect handles, natural wood laid floor, space for gas range cooker with overhead extractor above, splash back tiling, single drainer stainless steel sink unit, UPVC double glazed window with pleasant outlook onto the rear garden, space for dishwasher and washing machine, UPVC double glazed French doors opening onto the rear garden, feature cast iron fireplace.

FIRST FLOOR LANDING
Open tread staircase to converted roof space.

BEDROOM 1 13'5" x 9'6" (4.11m x 2.92m)
Maximum overall into a UPVC double glazed bay window, feature laminate wood grain effect floor, radiator.

BEDROOM 2 11'3" x 10'5" (3.43m x 3.18m)
Built in double wardrobe, radiator, UPVC double glazed window with outlook onto the rear garden.

BEDROOM 3 8'7" x 7'4" (2.63m x 2.24m)
UPVC double glazed window to front, radiator.

SHOWER ROOM 6'4" x 4'11" (1.95m x 1.52m)
White suite of vanity wash basin, low level WC and shower enclosure with a built in thermostatically controlled shower, splash back tiling and wall paneling, heated towel rail, UPVC double glazed and frosted window to rear, extractor fan.

TOP FLOOR LANDING

CONVERTED LOFT SPACE 10'5" x 6'10" plus 6'9" x 5'8" excluding deep rece (3.20m x 2.09m plus 2.08 x 1.73m excluding deep rec)
Radiator, UPVC double glazed window to rear with far reaching elevated views, shelved alcove, door into...

SHOWER 6'10" x 4'8" (2.09m x 1.43m)
White suite of wash basin and low level WC, splashback tiling, timber grain effect floor covering, ceiling extractor, velux roof window, independent cubicle with a fitted Mira shower.

EXTERIOR

OFF STREET PARKING SPACE/HARDSTANDING
To the front and side of the house is a brick laid hardstanding space for three cars and driveway to the side of the house with twin gates opening onto the rear garden.

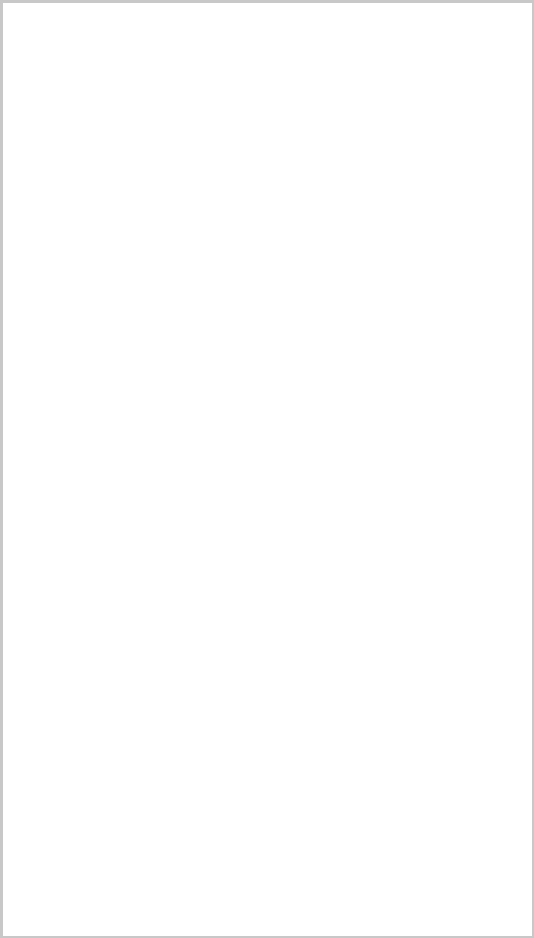
GARDEN
Arranged principally to the rear of the property the extensive rear garden offers a paved terrace leading onto a level section of lawn with slate chippings and decorate stone laid surfaces to one side having railway sleeper edged boundaries and a timber decked surface. There is a pedestrian right of way that is granted to a near neighbour alongside one edge of the boundary. At the far end of the garden is a purpose built workshop (7.47m x 3.87m) which could be repurposed to form a garden studio/craft/gym or work storage space (subject to the necessary building and planning approvals) Window to side.

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"

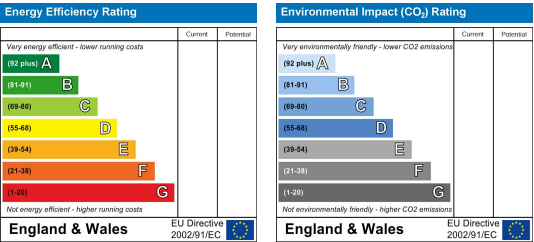
Area Map



Floor Plans



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.