

HUNTERS®

HERE TO GET *you* THERE



Brook Road

Fishponds, BS16 3SQ

Offers In The Region Of £485,000



Hunters Estate Agents - Fishponds Office are delighted to offer this substantial and highly desirable 3 bedroom plus converted loft space. A significant period home with unique character, potential and scope for a range of purposes (subject to the necessary permissions). This fine home has remained within the same family ownership for over 40 years.



ENTRANCE

Feature decorative stained and leaded entrance door into entrance lobby, UPVC inner door into...

HALL

Radiator, coat hook, staircase to first floor with useful recess beneath, electric metres, radiator.

LOUNGE 16'7" x 15'1" (5.06 x 4.59)

Dimension maximum overall into a UPVC double glazed bay window, dimension also maximum into alcoves. Feature fireplace with natural wood surround.

SECOND SITTING ROOM 13'0" x 12'0" (3.95 x 3.65)

Dimension maximum overall into alcoves alongside former fireplace opening. Radiator, UPVC double glazed French doors opening onto the rear garden.

DINING ROOM 15'4" x 9'10" (4.67 x 3.00)

UPVC double glazed window to side, half glazed door onto rear garden, feature laminate wood grain effect floor, dimension maximum into alcoves alongside a reproduction period style fireplace, door and step leading into...

KITCHEN 9'3" x 9'1" (2.82 x 2.76)

Fitted with a modern contemporary range of wall and floor drawer storage cupboards, space for range cooker, washing machine and upright fridge/freezer, inset single drainer stainless steel sink unit, dual aspect UPVC double glazed windows to side and rear, tiled floor, multi paned UPVC double glazed door to exterior, concealed ceiling spot lights, splash back tiling.

FIRST FLOOR LANDING

Staircase to top floor.

BEDROOM 1 20'4" x 15'1" (6.21 x 4.60)

Dimension maximum overall into UPVC double glazed bay window, additional UPVC double glazed windows to side, radiator, dimension maximum into alcoves.

BEDROOM 2 13'0" x 12'3" (3.95 x 3.73)

Dimension maximum overall into alcoves, UPVC double glazed window to rear, radiator.

BEDROOM 3 9'5" x 8'7" (2.86 x 2.61)

Wall mounted gas combination boiler for dimension hot water and central heating, (not tested) dimension maximum overall into alcoves, UPVC double glazed window to rear.

SHOWER ROOM 6'3" x 6'2" (1.90 x 1.87)

Former bathroom. White suite of low level w.c. and pedestal wash basin, shower proof floor, wall mounted shower, splash back tiling, UPVC double glazed and frosted window to side, radiator.

TOP FLOOR

(There is no evidence of building regulations approval or planning permission for the following roof conversion) UPVC double glazed window to rear.

ROOF SPACE 1 12'2" x 10'2" (3.71 x 3.10)

UPVC double glazed window to front, twin doors opening into roof storage area.

ROOF SPACE 2 12'0" x 10'0" (3.66 x 3.05)

UPVC double glazed window to rear.

EXTERIOR

The property benefits from both front and rear gardens. Larger to the rear to include a section of raised chippings covered surface directly in front of a workshop/out building.

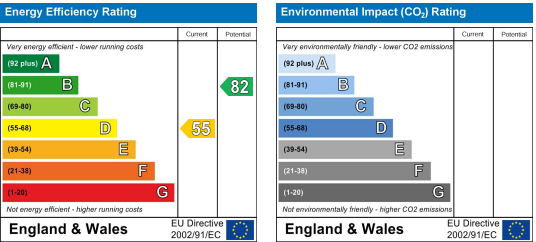
Area Map



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.