

# HUNTERS®

HERE TO GET *you* THERE



## 253 Forest Road

Fishponds, Bristol, BS16 3QY

Offers In The Region Of £312,950



Hunters, Fishponds are delighted to offer for sale this lovely 3 bedroom 1920's semi detached property located within a position acquiring easy access to the Bristol to Bath cycle track and is within walking distance to Lodge Causeway offering a variety of shops. This property has the benefits of being offered with vacant possession suited to many buyers. Internally to the ground floor there is a front lounge, a separate dining room and kitchen. To the first floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, double glazing and a good size rear garden. Viewing recommended.





ENTRANCE

Paneled door to....

HALLWAY

Radiator, stairs to first floor.

LOUNGE 15'4" x 10'11" (4.69m x 3.33m )

Into bay and recess with double glazed bay window to front, tiled period arched feature fireplace with wood mantle surround, radiator.

DINING ROOM 17'0" x 11'8" (5.19m x 3.58m )

Double glazed sash window to rear, radiator, storage cupboard, arched tiled period feature fireplace with mantle surround.

KITCHEN 14'2" x 6'7" (4.34m x 2.01)

Double glazed window to side, radiator, base and wall fitted units with working surfaces incorporating a one and quarter bowl sink, gas point for cooker, tiled floor, space for separate fridge and freezer.

FIRST FLOOR LANDING

BEDROOM 1 14'6" x 10'4" (4.44m x 3.16m )

Double glazed window to front, radiator, feature fireplace.

BEDROOM 2 10'7" x 9'6" (3.23m x 2.92m )

Double glazed window to rear, radiator.

BEDROOM 3 11'5" x 6'6" (3.49m x 2.00m )

Double glazed window to front, radiator.

BATHROOM

Double glazed window to rear comprising of paneled bath with overhead shower, pedestal wash hand basin, low level WC, cupboard housing Vaillant gas combination boiler serving central heating and hot water.

EXTERIOR TO THE REAR

Good size enclosed garden with lawn section and various mature planting with pedestrian access lane located to the rear of the garden.

EXTERIOR TO THE FRONT

Modest garden with various mature and attractive planting with wrought iron gate onto pedestrian pathway leading to front door.

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”

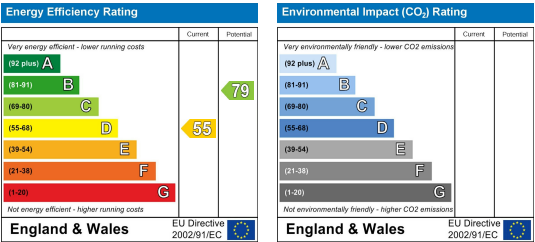
Area Map



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.