

HUNTERS®

HERE TO GET *you* THERE



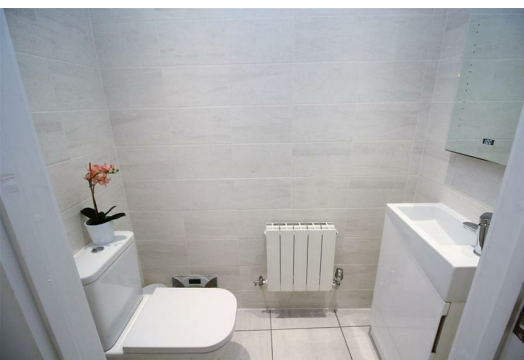
Channons Hill

Fishponds, BS16 2DY

Offers In The Region Of £250,000



Hunters Estate Agents - Fishponds Office are delighted to offer this stylish modern contemporary end terraced cottage with many style features and eye catching features. This charming home occupies a convenient position just off the High Street close to a range of shops, services and supermarkets. Fishponds offers good links with the City along with nearby access onto the Bath/Bristol cycle path. There are number of interesting pubs, coffee houses and restaurants. Regular public transport is provided along Fishponds Road. This eye catching and desirable home should appeal to First time buyers and Buy to let investors. This home offers a stunning open plan arranged Kitchen/Lounge/Diner on the ground floor with access on to a Private rear garden. Cloakroom. On the first floor there are 2 bedrooms alongside a stylish bathroom. Hunters Exclusive - Recommended viewing.



ENTRANCE

Decorative leaded and stained glass entrance door into ...

HALL

Natural wood laid floor and feature natural wood staircase with stainless steel and glass balustrade finish, space saver radiator, concealed ceiling spot lights, built in shelved cupboard.

CLOAKROOM 5'10" x 3'1" (1.77 x 0.95)

Luxuriously appointed with a white suite of low level w.c. and wash basin with vanity cabinet beneath, fully tiled walls and floor, concealed ceiling spots and extractor.

LOUNGE/DINING/KITCHEN

A stunning open plan arranged room with a comprehensive range of contemporary white wall, floor and drawer storage cupboards to incorporate a built in fridge freezer and stainless steel effect oven with glass topped hob having an overhead concealed extractor, splash back tiling, concealed ceiling spot lights, cupboard containing a combination gas fired boiler for domestic hot water and central heating, feature natural wood laid floor, feature bi fold doors leading into the courtyard garden, radiator, inset stainless steel sink with mixer taps over, inset within a feature solid stone working surfaces, built in understairs cupboard with space for washing machine.

FIRST FLOOR LANDING

Timber framed and double glazed window to side, concealed spot lights within a vaulted ceiling.

BEDROOM 1 8'4" x 13'9" (2.54 x 4.18)

Feature vaulted ceiling with exposed ceiling timber and inset ceiling spot lights, feature natural wood and double glazed velux fire escape window allowing maximum light and a pleasant open outlook onto the rear garden, radiator, two wall light points.

BEDROOM 2 9'9" x 6'9" (2.96 x 2.06)

A L shaped room, maximum overall dimension, radiator, timber framed and double glazed window to rear, feature vaulted ceiling with exposed ceiling beams and concealed spot lights.

BATHROOM 7'0" x 7'0" (2.13 x 2.13)

Maximum dimension average overall. Luxury white suite of panelled bath with thermostatically controlled shower and screen along side, contemporary vanity wash basin with cupboard beneath, low level w.c. feature tiled wall and floor, concealed ceiling spot lights, velux roof window, built in shelved recess.

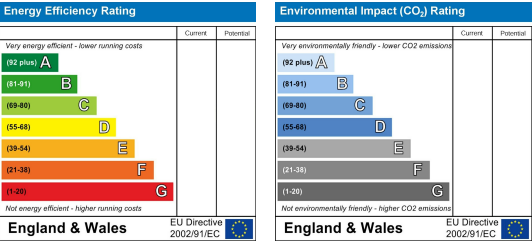
EXTERIOR

The property benefits from a brick laid approach hard standing space. The garden is arrange principally to the rear of the property and benefits from a high degree of privacy within high boundary walls. The rear garden offers an initial flag stone laid patio with decorative surfaces surrounding leading onto a level section of imitation lawn with a natural stone boundary wall to one side with border.

Area Map



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.