



Lewington Road,  
Bristol,  
BS16 4AB

Offers In The Region Of  
£325,000

 2  1  2  D

Hunters Estate Agents are delighted to offer this superior two bedroom natural stone fronted terraced home. This beautifully presented property offers considerable style, comfort and impressive character. Ideally suited to first time buyers and professionals. This lovely home offers a unique opportunity to acquire a stunning home with many contemporary features and tastefully decorated accommodation. This home offers many features and benefits to include many natural wood stripped floors and doors with brass fittings, an exposed brick fireplace with built in wood burning stove, superb kitchen/breakfast room with French doors leading onto sunny garden. On the ground floor the property benefits from a hall, dining room with opening into a generous living room and kitchen/breakfast room. On the first floor there are two double bedrooms alongside a contemporary white bathroom suite. Fishponds offers a growing number of cafes and restaurants alongside high street shops to be found along Fishponds high street and Staple Hill centres. The property is well placed for those who require access to the Bristol to Bath cycle path. Hunters Exclusive - recommended viewing.



## GROUND FLOOR

Feature composite Georgian style entrance door into..

## HALL

Feature natural wood stripped floor, radiator, natural wood stripped staircase to first floor with useful cupboard beneath, twin natural stripped cupboards containing gas and electric meters.

## DINING ROOM 11'4" x 9'6"

Maximum overall into alcoves, feature natural wood stripped floor, radiator, fitted window shutters to UPVC double glazed window, fitted book shelves.

## LOUNGE 15'1" x 11'3"

Feature wood burning stove within an exposed brick chimney breast with flagstone laid hearth, feature natural wood stripped floor, radiator, UPVC double glazed window to rear, natural wood stripped door to under stairs cupboard.

## KITCHEN/BREAKFAST ROOM 17'5" x 7'6"

A stunning room with a range of white high gloss effect wall, floor and drawer storage cupboards with stainless steel handles and feature natural wood block working surfaces, feature natural wood stripped floor, single drainer stainless steel sink unit, space for dishwasher, cooker, washing machine and up right fridge/freezer, access to roof void, attractive splash back tiling, fitted extractor over cooker position, solid wood fitted breakfast bar, UPVC double glazed window to side, purpose built cupboard and matching shelves housing a Vaillant combination gas fired boiler for domestic hot water and central heating, radiator, UPVC French doors leading onto the rear garden with pleasant outlook onto same.

## FIRST FLOOR LANDING

Feature natural wood stripped floor, access to an insulated and partly boarded roof space via a timber bifold ladder.

## BEDROOM 1 15'0" x 11'3"

Feature natural wood stripped floor, purpose built wardrobes/cupboard storage. dimension maximum overall into alcoves, two radiators, two UPVC double glazed windows to front with fitted shutters.

## BEDROOM 2 11'2" x 8'8"

Feature natural wood stripped floor, UPVC double glazed window with an elevated view onto the rear garden, radiator.

## BATHROOM 8'1" x 5'11"

Luxuriously appointed with a contemporary white suite of paneled bath with a built in thermostatically controlled shower and screen alongside, low level WC and pedestal wash basin, tiled floor and walls, concealed ceiling spotlights and extractor, UPVC double glazed obscure window to rear, radiator.

## EXTERIOR

### GARDEN

Arranged exclusively to the rear of the garden the west facing rear garden has been enhanced to form a decorative gravelled surface alongside timber decked, decked surfaces within a combination of brick walled and timber fenced boundaries, mature wisteria, timber garden shed, feature paved patio/seating area, outside tap.

# Lewington Road, Fishponds, Bristol, BS16 4AB

Approximate Gross Internal Area = 77.88 sq m / 838.29 sq ft

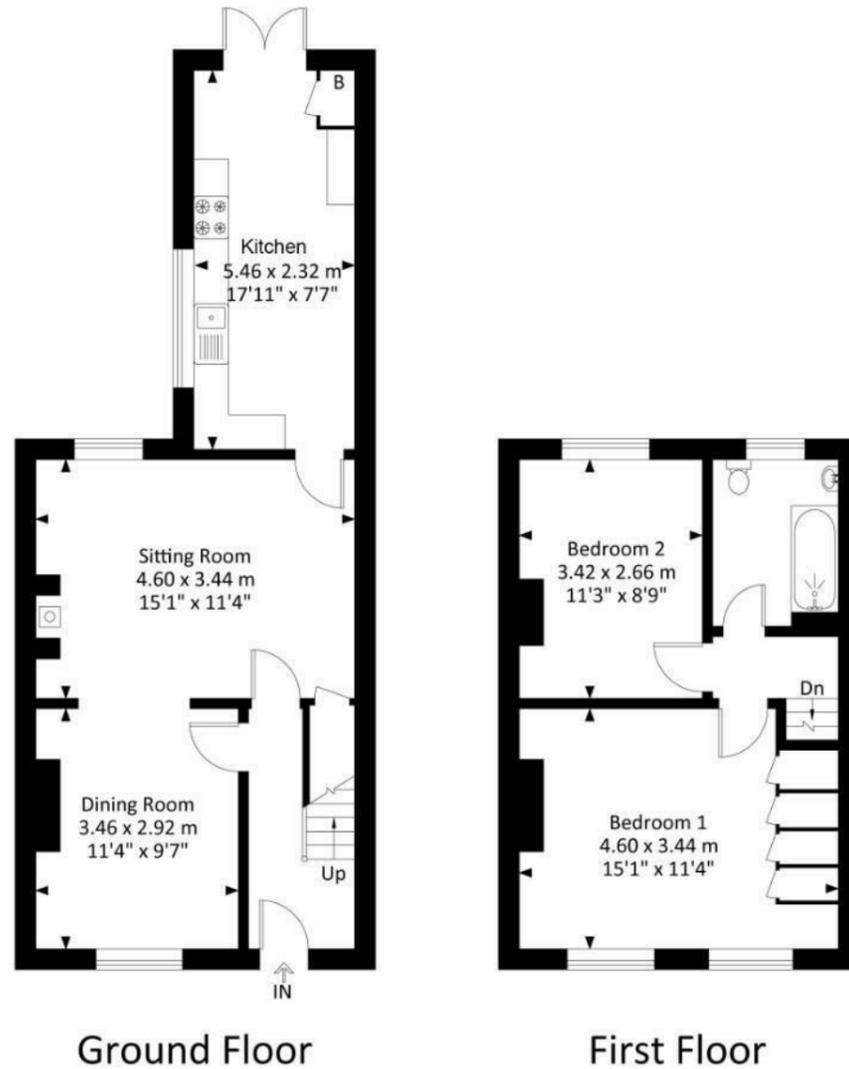


Illustration for identification purposes only, measurements and approximate, not to scale.

Tenure: Freehold  
Council Tax Band: B

- An outstanding and highly impressive period home
- Stunning and tastefully presented contemporary accommodation
- Lovely atmosphere, style and comfort
- Many features and highlights
- Ideally suited to professionals and first time buyers
- Meticulously presented with much original character and eye catching features
- Feature natural stone elevations
- Sunny enclosed rear garden
- Close to Fishponds' many shops, cafes and restaurants
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.