



## Fitzroy Road

Fishponds, BS16 3LZ

Guide Price £525,000



Hunters are delighted to offer for sale this substantial highly attractive 4 double bedroom semi detached period property, having natural stone elevations. This fabulous home would suit a wide variety of buyers to include DIY enthusiasts and families. The property requires some modernising and refurbishment but would create a truly lovely home.



## ENTRANCE

Period paneled door to..

## LOBBY

Radiator, stairs to first floor, period cornice, built in storage cupboard.

## LOUNGE 15'9" x 15'4" (4.80 x 4.67)

Into bay and recess with UPVC double glazed bay window to front, decorative cornice, decorative ceiling period ceiling rose, radiator, arched feature fireplace with wood mantle surround, radiator, natural wood flooring.

## DINING ROOM/RECEPTION TWO 12'1" x 10'11" (3.68 x 3.33)

UPVC double glazed French doors to rear having pleasant outlook onto rear garden, coal effect fitted gas fire, radiator.

## STUDY/RECEPTION THREE 12'10" x 9'6" (3.91 x 2.89)

Radiator, natural wood floor, picture railing.

## KITCHEN DINING ROOM 15'5" x 7'8" (4.70 x 2.34)

Window to side, wide range of base and wall fitted units with working surfaces incorporating a one and quarter bowl sink, integral dishwasher, gas point for cooker, radiator, space and area for table and chairs.

## UTILITY ROOM 6'6" x 5'5" (1.98 x 1.65)

Door to side leading to garden, wall mounted Vaillant gas combination boiler for central heating and hot water, fitted radiator, plumbing for automatic washing machine.

## SHOWER ROOM

Window to rear comprising of cubicle with overhead shower off main system, pedestal wash hand basin, low level WC with tiled floor.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM ONE 12'4" x 11'1" (3.75 x 3.39)

Double glazed window to rear, radiator.

## BEDROOM TWO 12'2" x 9'5" (3.70 x 2.88)

Double glazed window to rear, radiator, sink into unit with storage below.

## BEDROOM THREE 12'2" x 7'7" (3.71 x 2.31)

Double glazed window to front, radiator.

## BEDROOM FOUR 12'0" x 9'6" (3.66 x 2.90)

Double glazed window to front, radiator.

## BATHROOM

Comprising of a paneled bath with Victorian style taps, pedestal wash hand basin, low level WC, double glazed window to side.

## EXTERIOR TO THE REAR

Has large enclosed garden with paved patio adjoining the property the remainder is laid to lawn with various mature and attractive shrubs and planting having lapwood fenced borders with feature pond, timber shed for storage. There is also access to side garage/work shop.

## GARAGE/WORKSHOP 14'5" x 6'4" (4.39 x 1.93)

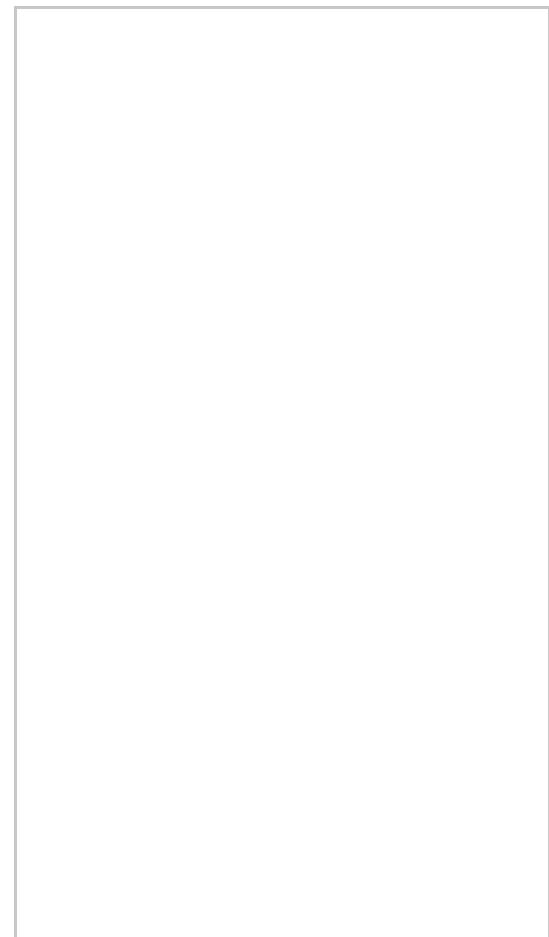
## EXTERIOR TO THE FRONT

Offers off street parking for several vehicles with mature and attractive planting, entrance door to garage/workshop and natural stone borders. This property also benefits from having solar panels fitted to the roof which the sellers have installed and is included within the sale of the property.

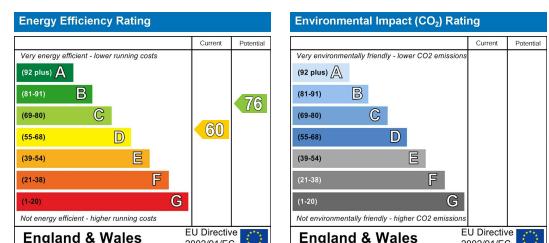
## Area Map



## 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.