



Forest Road,
Bristol,
BS16 3QX

Offers In Excess Of
£325,000



Hunters Estate Agents - Fishponds office are delighted to offer this charming natural stone fronted period 3-bedroom mid-terrace home offering a blend of well modernised accommodation with many original features and character. Situated just off Lodge Causeway within close proximity to a selection of shops, cafes, and restaurants along Fishponds High Street. A perfect choice for professionals, first time buyers and young families.

On the ground floor there are 2 reception rooms alongside a well-appointed kitchen with direct access and views onto the enclosed and private rear garden. Further benefits include a bathroom and downstairs separate shower room. On the first floor there are 2 generous double bedrooms and a 3rd bedroom, ideally suited as an office/study/children's room.

A particular feature of the sale is the lovely enclosed rear garden which benefits from a high degree of privacy and mature planting. Within the rear garden is a generous GARAGE, a perfect space for car storage, workshop or gym space. Hunters Exclusive - recommended viewing.



GROUND FLOOR

UPVC double glazed entrance door with decorative stained and leaded glazed detail into...

HALL

Staircase to first floor with useful cupboard and recess beneath, cupboards containing electric meters and modern Worcester wall mounted gas fired boiler for domestic hot water and central heating, internal doors into dining room and lounge.

LOUNGE 12'3" x 11'2"

Maximum overall into alcoves, fireplace surround with a built in coal effect electric fire (not tested) picture rail and coved ceiling, radiator, door into...

DINING ROOM 12'2" x 10'1"

Dado rail, UPVC double glazed window with lovely outlook onto the rear garden, radiator, picture rail, fireplace opening with a fitted electric log burning stove (not tested) Archway opening into...

KITCHEN 10'0" x 6'6"

Fitted with a comprehensive range of oak effect wall, floor and drawer storage cupboards with slate effect rolled edged working surfaces, single drainer stainless steel sink unit, splash back tiling, ceramic tiled floor, UPVC double glazed window to rear with pleasant outlook onto the rear garden, built in Hotpoint oven and inset gas hob with overhead extractor, radiator, space for fridge, multi paned door into...

UTILITY/REAR LOBBY 7'10" x 4'11"

Maximum average overall, UPVC double glazed door onto rear garden, tiled floor, radiator, fitted double wall cupboard and work surface with space beneath for fridge and washing machine, dado rail, multi paned door into...

SHOWER ROOM 7'2" x 4'10"

Luxuriously appointed with a white suite of low level WC, corner wash basin with cupboard beneath and independent fully tiled recess having a thermostatically controlled shower, vinyl floor covering, radiator, two UPVC double glazed and frosted windows to exterior.

FIRST FLOOR LANDING

BEDROOM ONE 12'3" x 10'3"

Maximum overall into alcoves, fireplace surround with a tiled hearth, radiator, dado rail, UPVC double glazed and leaded glazed window to front, access to roof space, picture rail.

BEDROOM TWO 12'2" x 9'10"

Maximum overall into alcoves, former fireplace opening, radiator, UPVC double glazed window to rear, with elevated outlook onto the rear garden, radiator, picture rail and dado rail.

BEDROOM THREE/STUDY 8'2" x 6'5"

Radiator, UPVC double glazed and leaded glazed window to front.

BATHROOM 8'9" x 6'9"

Luxuriously appointed with a stunning white suite of free standing claw leg style bath with mixer shower attachment over, low level WC and pedestal wash basin, fitted mirror and light, tiled floor and wall tiling to dado rail height, radiator, UPVC double glazed and frosted window to rear, heated towel rail.

GARDEN

Arranged principally to the rear of the property providing an initial paved patio enjoying a high degree of privacy extending onto a pergola with seating area beneath. Stepping stones extend through a level well tended lawn with established timber edged borders on both sides with flowering plants, shrubs and specimen trees. lean to garden store and green house, outside tap. At the far end of the rear garden is a garage.

GARAGE 19'11" x 14'0"

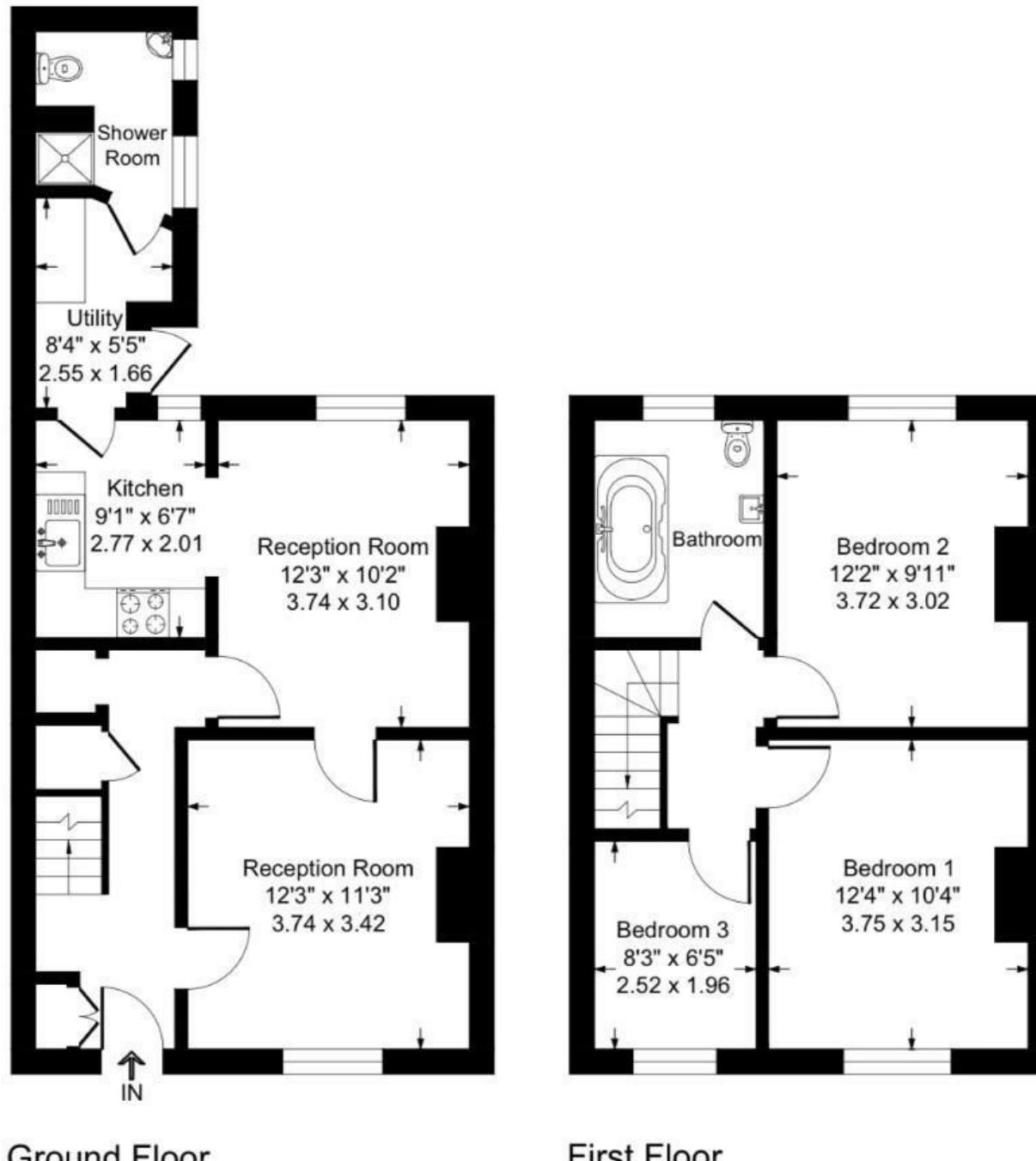
Windows on two sides, rear pedestrian door onto the rear garden, up and over door opening onto a rear unmade lane, power sockets and light fittings (not tested)

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"

209 Forest Road Fishponds

Approximate Gross Internal Floor Area = 87.1 sq m / 937 sq ft



Ground Floor

First Floor

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

Tenure: Freehold
Council Tax Band: B

- Distinctive period 3-bedroom character home
- Ideal professionals, first time buyers, young families and buy to let
- Competitively priced to attract early interest
- Lovely natural stone fronted cottage
- Well maintained accommodation with additional benefits
- Feature secluded rear garden with generous GARAGE
- Well placed for Fishponds thriving High Street
- Call Fishponds Office for OPEN HOUSE viewing dates
- Vacant - No upward chain
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.