



28 Brentary Road

Fishponds, BS16 2AB

Offers In The Region Of £450,000



Hunters are delighted to offer for sale this highly impressive 3 bedroom period end terrace property set within a popular residential backwater position just off Thingwall Park. Internally this rewarding home offers lots of character with plenty of period features to include decorative leaded stain glass feature windows, cornices, fire places and wood floors. Internally this spacious property briefly comprises to the ground floor, a generous front lounge with open fire place, an open plan dining/2nd sitting room with multi fuel burner, a fitted kitchen, downstairs cloakroom and a lean to/utility. To the first floor there are 3 good size bedrooms and modern fitted bathroom. Further benefits include, sash windows, gas central heating via a combi boiler, and a rear garden with access offering off street parking. The location of this fine property acquires good access to Fishponds high street, offering a wide range of shops. An internal viewing is highly recommended.



The beautifully presented and decorated home which features many original 1900's period features comprise (all measurements are approximate)

ENTRANCE

Period paneled door with decorative leaded stained glass feature window above and to side into..

ENTRANCE VESTIBULE

Period mosaic tiled floor, period paneled door with original leaded stain glass feature window to..

HALLWAY

Oak wood flooring, radiator, stairs to first floor, built in under stairs cloakroom.

CLOAK ROOM

Modern low level WC, corner wall mounted wash hand basin with tiled splash back, tiled floor.

LOUNGE 14'9" x 13'1" (4.50 x 4.00)

Into bay and recess with sash bay window to front, decorative period cornice, natural stripped wood flooring, period open fireplace with slate hearth and mantle surround, picture rail.

L-SHAPED DINING/SECOND SITTING ROOM 16'0" x 15'2" (4.87 x 4.62)

Maximum overall L shaped room.

DINING AREA 10'10" x 10'10" (3.30 x 3.29)

Period built in paneled dresser, oak wood fitted flooring, space and area for table and chairs, open tiled feature fireplace, radiator.

SECOND SITTING ROOM 15'2" x 8'6" (4.62 x 2.59)

Oak fitted flooring, double period paneled French doors to the rear, fitted multi fuel burner, radiator, picture railing.

KITCHEN 11'2" x 8'7" (3.40 x 2.62)

Double glazed window to rear, a range of base and wall fitted units with roll top working surfaces with tiled splash back incorporating a one and quarter bowl sink, gas point for cooker, space for fridge freezer, plumbing for dishwasher, vinyl flooring, wall mounted Vaillant gas combination boiler serving central heating and hot water.

REAR LEAN TO/UTILITY 9'6" x 7'5" (2.92m x 2.27m)

Built in cupboard, circular bowl sink into work surface, double glazed window to rear and door leading to garden.

FIRST FLOOR LANDING

BEDROOM ONE 14'10" x 13'9" maximum dimension into alcoves (4.52 x 4.19 maximum dimension into alcoves)

Sash bay window to front, radiator.

BEDROOM TWO 15'1" x 11'3" Maximum overall into alcoves (4.60 x 3.43 Maximum overall into alcoves)

Sash window to rear, radiator.

BEDROOM THREE 11'1" x 7'6" (3.39 x 2.29)

Double glazed sash window to rear, picture rail, radiator.

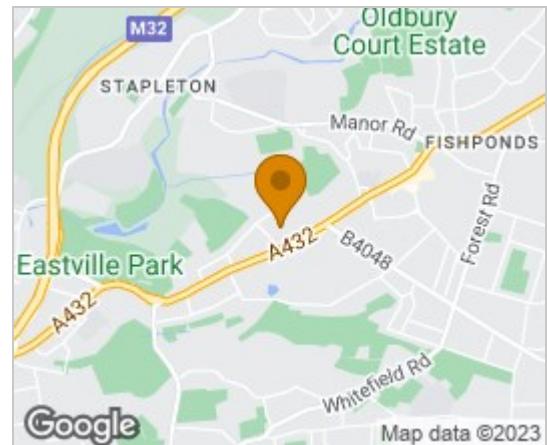
BATHROOM 7'9" x 5'6" (2.35 x 1.68)

Sash window to front, wood flooring, radiator, modern white suite comprising of curved paneled bath with overhead shower off main system, pedestal wash hand basin, low level WC, partly tiled throughout.

TO THE REAR

Arranged exclusively to the rear of the property the attractive courtyard style garden also accommodates a generous HARDSTANDING space for one vehicle behind twin wooden vehicular gates from Lodore Road. The rear garden which has been landscaped to form lovely paved patio surfaces which also features numerous timber edged and raised borders and a herb garden. Outside tap, numerous rose plants.

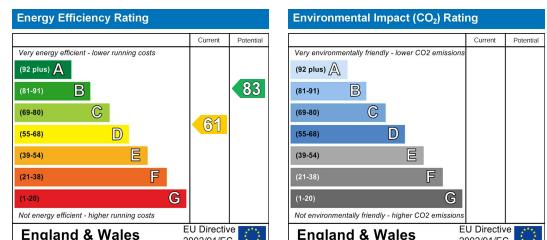
Area Map



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.