



# Fishponds Road, Bristol, BS5 6RJ

£485,000



A substantial and highly distinctive 4-Bedroom, 2 Bathroom semi-detached period home commanding a prominent position close to Eastville Park. This impressive home has remained within the same family ownership for many years and offers spacious and adaptable accommodation with elegant features and original character. Requiring some refurbishment and modernisation this home offers outstanding potential, appealing to large families and buy to let investors (subject to HMO license and planning). Extended to the rear this home offers scope for those with extended families and/or independent teenagers. This fine home offers 4 Bedrooms and a Bathroom on the first floor. On the ground floor there are 3 Receptions rooms, a Garden room, Kitchen/breakfast room, Utility and Bathroom 2. Externally the home is accessed via a gated shared driveway leading to a hard standing and Garage. The garden is arranged primarily to the rear. Nearby Fishponds' is developing a growing reputation for a growing Cafe culture and wide choice of restaurants. Eastville Park and Oldbury Court Estate offer recreational open spaces, pleasant walks and sports interest. Homes of this calibre and size are rare to the market. Hunters Exclusive - recommended viewing.



## ENTRANCE

Paneled entrance door into..

## ENTRANCE LOBBY

Impressive decorative ceiling coving rose, cupboard containing gas meters, dado rail, period tiled floor, feature stained and leaded glazed inner door with matching fixed windows along side into ...

## Reception Hall

Impressive staircase to first floor, feature laminate wood grain effect floor, radiator, feature ceiling coving.

## Lounge 15'1" x 14'1"

Superb feature fireplace within a cast iron grate surround and pictorial tiled inlay, period ceiling coving and rose, two wall light points, radiator.

## Dining Room 14'4" x 12'5"

Tiled fireplace, radiator, multi paned door leading into the garden room, period ceiling coving.

## Garden Room 9'6" x 7'2"

UPVC double glazed windows on two sides, UPVC double glazed door onto rear garden. Door from hall into ...

## Breakfast Room 12'2" x 9'10"

Wall mounted combination gas fired boiler serving central heating and hot water, decorative fireplace surround, radiator, sash window opening onto the garden room, walk in under stairs storage cupboard, door into ...

## Kitchen 11'1" x 9'11"

Fitted with a range of timber effect fronted wall, floor and drawer storage cupboards, double drainer stainless sink, space for gas cooker, splash back tiling, two windows to side, radiator, space for washing machine and fridge, multi paned internal door into...

## Utility 10'3" x 5'9"

Space for freezer and washing machine, UPVC double glazed window to rear, half glazed door to exterior, door into...

## Bathroom 2 7'0" x 6'5"

White suite of timber framed bath, low level w.c pedestal wash basin, bidet, splash backing tiling, Victorian style mixer shower attachment over bath, radiator, extractor fan, UPVC double glazed and frosted window to exterior.

## First Floor half Landing

## Bedroom 4 9'10" x 6'11"

UPVC double glazed window to rear, radiator, feature cast iron fireplace, shelved alcove.

## Bathroom 7'1" x 4'10"

White suite of enamel bath, low level w.c. pedestal wash basin, UPVC double glazed and frosted window to exterior, radiator.

## Principal Landing

Access to roof space, built in double cupboard.

## Bedroom 1 16'4" x 12'11"

Dimension maximum overall into a UPVC double glazed bay window, fireplace surround, radiator, period ceiling coving.

## Bedroom 2 14'4" x 12'6"

Feature cast iron fireplace, UPVC double glazed window to rear, radiator.

## Bedroom 3 10'2" x 5'6"

UPVC double glazed window to front, radiator.

## Exterior

## Garage 19'8" x 9'7"

Located within the rear garden boundary and accessed via a shared gate and shared driveway is the detached garage with up and over door, rear pedestrian door.

## Garden

Arranged principally to the rear of the property the rear garden offers an initial clay tiled pathway leading to two sections of raised graveled surfaces along side a mature fig and plum tree, established grape vine. The garden stands within a combination of brick and rendered boundary walls, a rear pedestrian gate opens onto a rear pedestrian pathway.

Tenure: Freehold  
Council Tax Band: D



- Substantial period semi detached home
- Outstanding character and impressive accommodation
- Ideal growing and extended family
- Also suited Buy to Let investor (subject to HMO licence and planning)
- Significant ground floor space with potential
- Gated shared entrance to Garage and Garden
- Prominent position close to Eastville
- No chain - Vacant
- 3 Receptions, Garden room, Kitchen, Utility and bathroom 2
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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