

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 41 Argyle Road

Fishponds, BS16 3NE

£360,000



Hunters are delighted to offer for sale this 1930's end terrace property set within a position acquiring good access to Lodge Causeway offering a wide range of shops with the Bristol to Bath cycle track also within easy reach. This property is offered with no chain and has been modernised throughout over the years and would suit many buyers. Internally to the ground floor there is an open plan lounge/diner, modern re-fitted kitchen and downstairs shower room. To the first floor there are 3 bedrooms and contemporary fitted bathroom. Further benefits include, Upvc double glazed windows, gas central heating via a combi boiler, a generous rear garden and single detached garage with access onto a vehicular lane. The location of this property also has easy access to Bristol centre. Viewing recommended.



ENTRANCE

Via opaque UPVC double glazed double doors to..

INNER VESTIBULE

Door leading too..

HALLWAY

Radiator, wood grain effect laminate flooring, stairs to first floor with storage beneath.

LOUNGE/DINER 24'1" (7.36m )

LOUNGE 13'1" x 12'9" (4.01m x 3.90)

UPVC double glazed bay window to front, wood grain effect laminate floor.

DINING ROOM 11'7" x 11'4" (3.54m x 3.46m )

UPVC double glazed French doors to rear, radiator, wood grain effect laminate floor, space and area for table and chairs.

KITCHEN 18'7" x 6'11" (5.67m x 2.13m )

UPVC double glazed windows to side, wide range of modern fitted base and wall units having working surfaces incorporating a double bowl sink, gas hob with oven below and extractor over, plumbing for automatic washing machine, space for fridge/freezer, radiator.

SHOWER ROOM

Modern suite with UPVC double glazed window to rear, low level WC, sink into storage unit with cupboard below, double shower tray with overhead shower, tiled floor.

FIRST FLOOR LANDING

UPVC double glazed widow to side, access to loft space.

BEDROOM 1 11'8" x 11'0" (3.58m x 3.37m )

UPVC double glazed window to front having pleasant outlook and views, radiator.

BEDROOM 2 12'7" x 9'11" (3.84m x 3.04m )

UPVC double glazed window to rear, radiator.

BEDROOM 3 8'7" x 7'10" (2.64m x 2.39m )

UPVC double glazed window to front, radiator.

BATHROOM

Window to rear, contemporary fitted suite with paneled bath having overhead shower off main system, sink into unit, low level WC, tiled floor, radiator.

EXTERIOR

TO THE REAR

Enclosed garden which is mainly laid to paving and concrete area to the rear with access gate onto a vehicular rear lane. Side pedestrian access leading to the front.

DETACHED SINGLE GARAGE 15'2" x 8'2" (4.63m x 2.50m )

With up and over door.

TO THE FRONT

Front garden comprises of brick built borders which is mainly laid to lawn, concrete pathway via wrought iron gate leading to front door.

AML

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.

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.

Area Map



Energy Efficiency Graph

