



## 5 Bridges Court

Fishponds, Bristol, BS16 5BY

£275,000



Hunters are pleased to offer for sale this 2 bedroom semi detached property located in a cul-de-sac position within close distance to Fishponds high street. This well spaced home would make a great first time buyer property or DIY enthusiast with internal modernising required. Internally to the ground floor you will find a lounge/diner, a fitted kitchen and conservatory. On the first floor there are 2 double bedroom and modern fitted shower room. Further benefits include gas central heating, off street parking and a rear garden. The property is within close distance to a bus stop offering regular bus services into town. We would recommend an internal viewing.





ENTRANCE  
Paneled door to...

LOBBY  
Stairs to first floor.

LOUNGE/DINING ROOM 18'5" x 13'3" at widest point (5.63m x 4.04m at widest point )  
Wood frame double glazed windows to front, radiator, space and area for dining table chairs, built in under stairs storage.

KITCHEN 13'2" x 9'6" (4.03m x 2.92m )  
Radiator, tiled floor, modern base and wall fitted units with roll top working surfaces incorporating a single bowl sink, gas point for cooker, plumbing for automatic washing machine, space for fridge freezer, wall mounted Vaillant gas boiler serving central heating and hot water.

CONSERVATORY 9'10" x 9'1" (3.00m x 2.77m )  
Tiled floor, electric wall mounted fitted heater, double glazed windows to side and rear, double glazed French doors to rear opening onto garden.

FIRST FLOOR LANDING  
Access to loft space, storage cupboard housing hot water cylinder.

BEDROOM ONE 10'11" x 9'8" (3.33m x 2.96m )  
Wood frame double glazed window to front, fitted radiator, built in wardrobes, separate built in storage cupboard.

BEDROOM TWO 13'2" x 8'6" (4.02m x 2.61m )  
Wood framed double glazed window to rear, fitted radiator.

SHOWER ROOM  
Radiator, modern fitted suite with corner cubical having overhead electric shower, low level WC, sink into vanity unit with storage below.

EXTERIOR TO THE REAR  
Good size enclosed garden with lapwood fenced borders, garden is mainly laid to chippings.

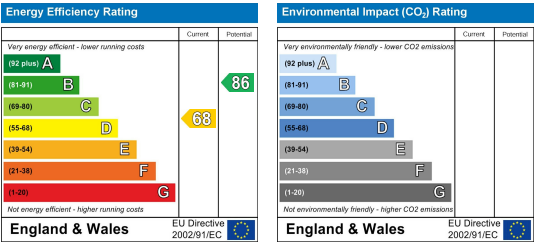
PARKING  
This property benefits from having its own off street parking space that's located within close proximity to the front of the property.

LEASEHOLD/FREEHOLD INFO  
The property in question is Shared Ownership, however our client intends to purchase the final share and sell the Freehold Title to the purchaser.

Area Map



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.