

# HUNTERS®

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## 82 Marshfield Road

Fishponds, Bristol, BS16 4JG

£295,000



Hunters are pleased to offer for sale this 3 bedroom 1930's semi detached house offered with vacant possession. This well spaced property requires refurbishment and modernising throughout therefore suited to builder/investor or DIY enthusiast buyers. Internally to the ground floor there is a lounge, kitchen and cloakroom together with 3 bedrooms and bathroom to first. Further benefits include, gas central heating, dg windows, off street parking, side access and a rear garden. The location of this property is within close distance to the Bristol to Bath cycle track and is also within easy reach of the M32/Bristol centre.





Entrance  
Via double glazed door to lobby ...

Lobby  
Stairs to first floor, fitted radiator.

Lounge 16'9" x 12'6" (5.11m x 3.82m)  
Double glazed window to front, fitted radiator, fitted gas fire.

Kitchen 16'9" x 7'6" (5.11m x 2.30m)  
Double glazed window to rear with views onto garden, wall mounted gas combination boiler serving central heating and hot water, some base and wall fitted units with rolled top working surfaces incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, fitted radiator.

Downstairs Cloakroom  
Comprising of low level w.c. window to side.

Inner Vestibule Area  
Double glazed door leading to garden.

First Floor Landing  
Double glazed window to side, over stairs built in storage cupboard.

Bedroom 1 12'5" x 10'0" (3.81m x 3.07m)  
Double glazed window to front, fitted radiator.

Bedroom 2 12'10" x 7'4" (3.93m x 2.25m)  
Double glazed window to rear.

Bedroom 3 8'9" x 7'11" (2.67m x 2.43m)  
Double glazed window to front.

Bathroom  
Window to rear. Paneled bath, wash hand basin.

Exterior  
To the front has a lawned section with hedged borders with concrete area offering off street parking via a wrought iron gate. There is also side access leading to the rear. To the rear has a large enclosed garden with mature plant and hedged borders which is mainly laid to lawn with various different mature planting. There is also side access and space with concrete area via gate leading to front with lap wood fenced border.

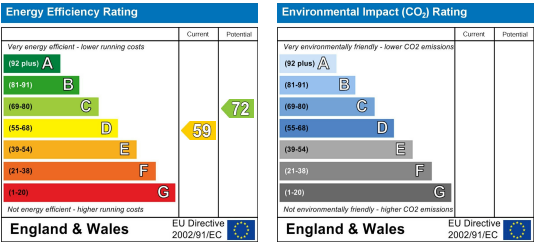
Area Map



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.