

HUNTERS®

HERE TO GET *you* THERE



7 Elfin Road

Fishponds, Bristol, BS16 2HW

Offers In The Region Of £410,000



Hunters are pleased to offer for sale this highly spacious Victorian mid terrace property. The location of this property is positioned in central Fishponds being within walking distance to the high street offering a wide range of shops. The property requires some modernising but would create either a family home or buy to let investment property (subject to necessary HMO licensing and planning). Internally the property comprises of 2 beds/2recs to ground floor with a 3rd reception/communal room and kitchen. To the first floor there are a further 4 bedrooms and 2 shower rooms. Further benefits include gas central heating, double glazed windows and an enclosed rear garden. This property has great rental potential or with some modernising make a fabulous family home.



ENTRANCE
Paneled door to..

HALLWAY
Natural wood flooring, stairs to first floor, understairs storage, radiator.

LOUNGE/RECEPTION ONE/BEDROOM 1 15'9" x 10'5"
(4.82m x 3.20m)
Into bay and recess with double glazed bay window to front, radiator.

SECOND RECEPTION ROOM/BEDROOM 2 12'3" x 10'0"
(3.74m x 3.07m)
Double glazed door to rear leading to garden with double glazed window, radiator.

THIRD RECEPTION/OFFICE STUDY AREA/COMMUNAL
11'1" x 10'7" (3.39m x 3.23m)
Double glazed window to side, radiator, natural wood flooring.

KITCHEN 11'11" x 11'5" (3.65m x 3.48m)
Double glazed door to side leading to garden, double glazed window to rear. A range of base and wall fitted units with roll top working surfaces incorporating a single bowl sink, gas point for cooker, plumbing for automatic washing machine, tiled floor, space for fridge freezer.

FIRST FLOOR LANDING
Access to loft space, radiator.

BEDROOM THREE 12'3" x 10'1" (3.75m x 3.08m)
Fitted radiator, double glazed window to rear.

BEDROOM FOUR 10'6" x 8'3" (3.22m x 2.54m)
Double glazed window to rear, radiator.

BEDROOM FIVE 9'8" x 6'9" (2.96m x 2.06m)
Double glazed window to front.

BEDROOM SIX 15'6" x 9'0" (4.74m x 2.76m)
Into bay and recess with double glazed window to front, period fireplace with tiled Sides, radiator.

SHOWER ROOM ONE
Double glazed window to rear, shower cubical with electric shower over, low level WC, pedestal wash hand basin, radiator, cupboard housing hot water cylinder.

SHOWER ROOM TWO
Double glazed window to rear, low level WC, pedestal wash hand basin, cubical with overhead shower.

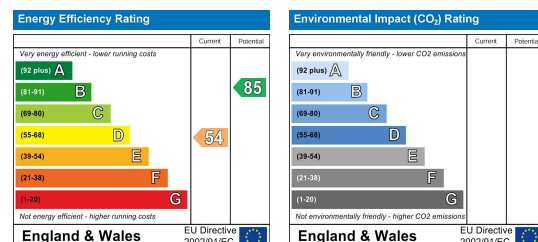
EXTERIOR TO THE REAR
Enclosed garden which is mainly laid to paving.

TO THE FRONT
Modest garden via wrought iron gate onto pathway leading to front door.

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.

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