

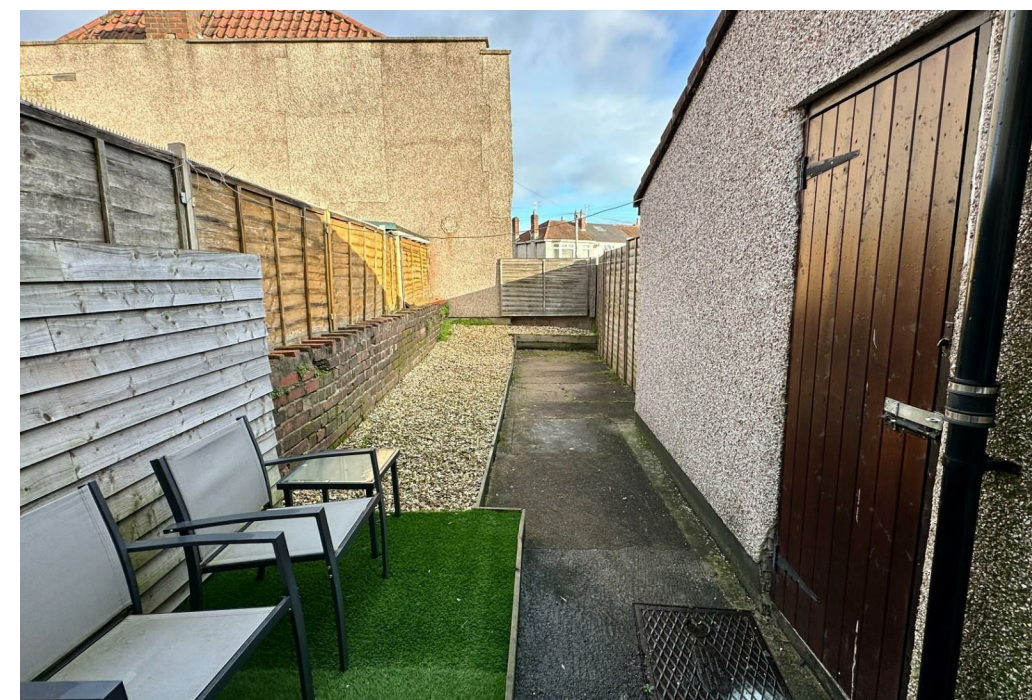
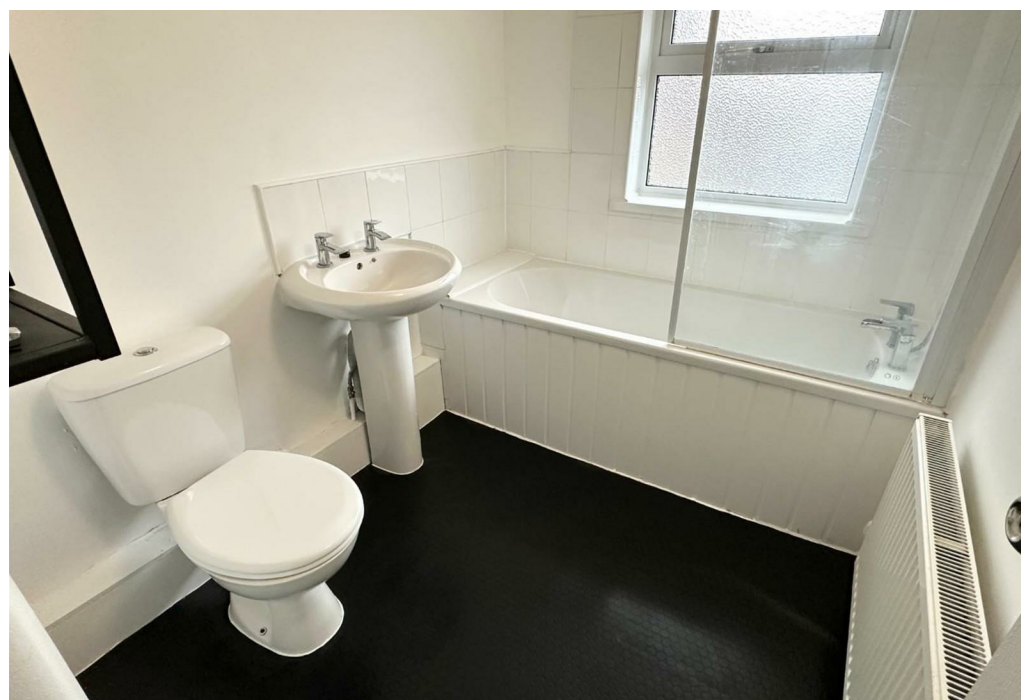
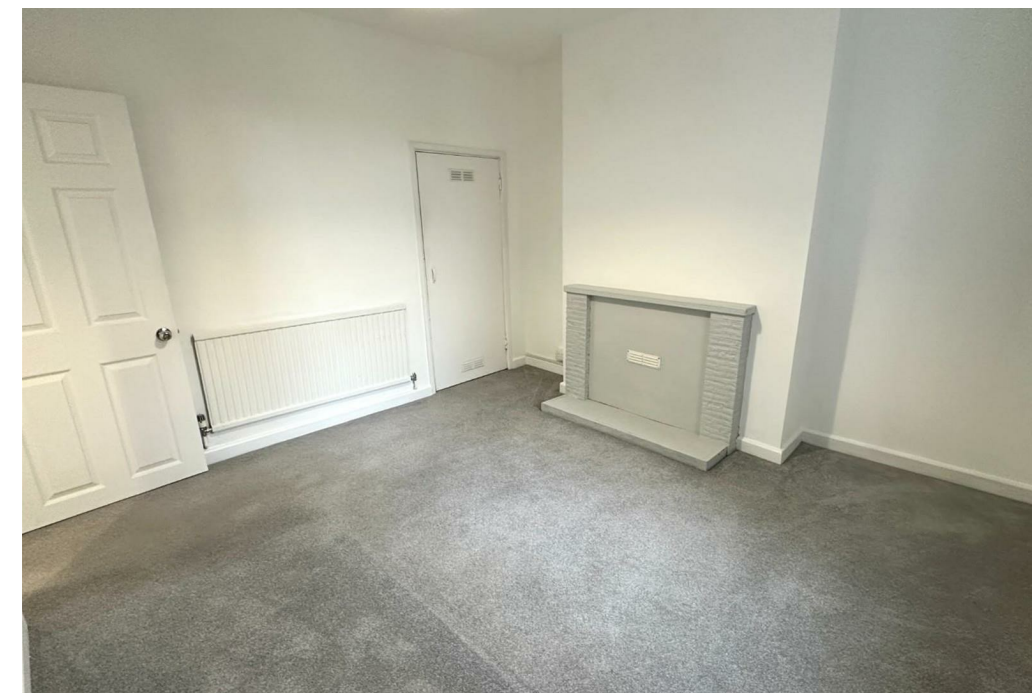


Filwood Road,
Bristol,
BS16 3SD

£294,000



Hunters are delighted to offer for sale, this spacious 2 double bedroom mid terrace period property located in a position within close distance to the Bristol to Bath cycle track and Fishponds high street offering an array of different shops. This well presented property would make a great first time buyer home and has the benefit of being offered with vacant possession. Internally to the ground floor there is a front lounge, a separate dining room and kitchen. To the first floor there are 2 double bedrooms and bathroom. Further benefits include, gas central heating, double glazed windows and a rear garden. An internal viewing is highly recommended.



ENTRANCE

UPVC double glazed door to...

HALLWAY

Stairs to first floor, period arch.

LOUNGE 12'9" x 11'6"

Into bay and recess with UPVC double glazed bay window to front, radiator, ceiling cornice.

DINING ROOM 11'5" x 11'0"

UPVC double glazed window to rear, radiator, under stairs built in storage cupboard.

KITCHEN 8'1" x 5'11"

UPVC double glazed window to side and UPVC double glazed door to side leading to garden. Kitchen comprising of modern gloss fitted base and wall units with tiled splash backs and roll top working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, plumbing for automatic washing machine, space for fridge, tiled flooring, radiator.

FIRST FLOOR LANDING

Over stairs built in cupboard housing Vaillant gas combination boiler serving central heating and hot water.

BEDROOM 1 14'11" x 9'10"

UPVC double glazed window to front, radiator.

BEDROOM 2 11'10" x 8'6"

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear comprising of modern white suite having paneled bath with overhead shower, chrome effect mixer tap, pedestal wash hand basin, low level WC, radiator.

EXTERIOR

TO THE REAR

Enclosed garden with storage cupboard attached, garden having area laid to chippings to the side, the remainder is laid to concrete with raised area laid to artificial grass.

TO THE FRONT

Modest garden via gate onto pathway leading to front door.

Tenure: Freehold
Council Tax Band: B



- Period mid terrace property
- 2 double bedrooms
- Modern decorations throughout
- Ideal first time buyer home
- 2 separate reception rooms
- Offered with vacant possession
- Enclosed rear garden
- Close to the Bristol to Bath cycle track
- Internal viewng highly recommended
- First floor bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

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.