

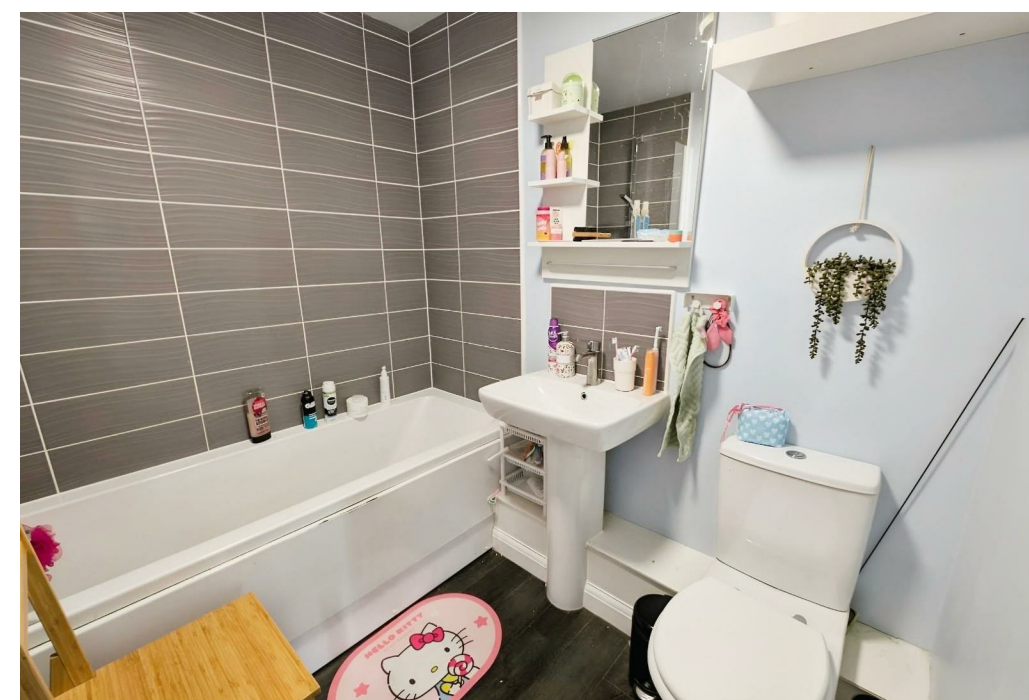
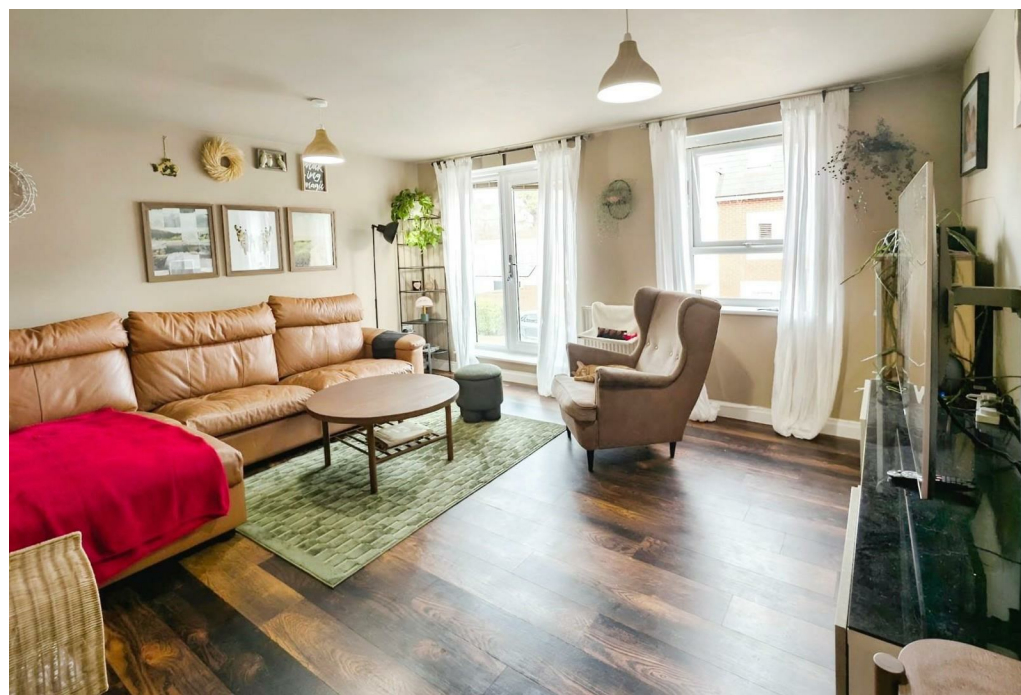


Warneford Road,
Bristol,
BS16 2FW

Offers In The Region Of
£415,000

3 3 1 A

Hunters are delighted to offer for sale this stunning 3 double bedroom end terraced Town House located in a fabulous Barratt Homes development within close proximity to Fishponds High Street along with convenient access to the M32 and Snuff Mills offering scenic walks. This impressive home arranged over 3 floors offers light and contemporary accommodation throughout. Ideally suited to professionals, young families or first time buyers. Internally the property offers a spacious Hall, shower room and bedroom 3 and Utility on the ground floor. On the first floor there is an open plan arranged Lounge/Dining room and stylish I-shaped Kitchen/Breakfast room. On the top floor there are 2 double bedrooms (one with en-suite shower and the other with an en-suite Bathroom). This property occupies a discreet position with a pleasant 'green' outlook towards Oldbury Court Estate parkland. The home benefits from an off street parking space directly in front of an integral garage. Further benefits include owned Solar heating panels, Upvc double glazed windows, gas central heating and an enclosed rear garden. Hunters Exclusive - recommended viewing



ENTRANCE VIA

Timber grain effect entrance door into...

HALL

Feature laminate wood grain effect floor, radiator, useful recess with fitted electric meters and coat hooks, additional cupboard containing a built in hot water cylinder...

SHOWER ROOM 9'3" x 2'9"

White suite of low level WC and pedestal wash basin, heated towel rail, feature laminate wood grain effect floor, alcove with a built in thematically controlled shower.

BEDROOM 3 8'6" x 7'10"

UPVC double glazed window to rear, radiator.

UTILITY ROOM 7'4" x 5'8"

Fitted working surface with built in double cupboard beneath, plumbing for washing machine, wall mounted ideal logic gas fired boiler for domestic hot water and central heating, radiator.

FIRST FLOOR LANDING

Staircase to top floor.

L SHAPED LIVING ROOM 15'11" x 14'7" maximum overall

Feature laminate wood grain effect floor, two radiators, UPVC double glazed French door to front, UPVC double glazed window to front.

L SHAPED KITCHEN/DINING ROOM 14'7" x 11'6" maximum overall

Fitted with a comprehensive range of white high gloss effect wall, floor and drawer storage cupboards with brushed steel effect handles, single drainer stainless steel sink unit, two UPVC double glazed windows to rear over looking the garden, attractive splash back tiling, feature laminate wood grain effect floor.

TOP FLOOR LANDING

MASTER BEDROOM 1 14'7" x 12'7"

Maximum overall to include a wardrobe recess, twin UPVC double glazed windows to front with views towards Olbury Court Estate Park land, two radiators, access to roof space via pull down ladder, door into...

EN-SUITE SHOWER 6'10" x 4'10"

White suite of vanity wash basin and low level WC, independent cubical having a fitted shower, splash back tiling, ceiling extractor, heated towel rail.

BEDROOM 2 14'8" x 8'8" minimum overall

Two UPVC double glazed windows to rear, radiator, door into ensuite bathroom.

EN-SUITE BATHROOM 6'11" x 5'6"

Luxuriously appointed with a white suite of paneled bath, low level WC and pedestal wash basin, heated towel rail, splash back tiling, mixer shower attachment over bath, ceiling extractor.

EXTERIOR

INTEGRAL GARAGE 15'10" x 7'10"

Up and over door. Hard standing space directly in front for one vehicle.

GARDEN

Arranged principally to the rear of the property providing an area of lawn with paved patio, external power point and outside tap, side pathway leading to the front of the property.

Tenure: Freehold
Council Tax Band: C



- Impressive 3 storey end terraced Town House
- Well established development close to Oldbury Court Estate park
- Lovely open outlook and nearby walks
- 3 Bedrooms and 3 Receptions
- Stylish and contemporary accommodation with comfort and great benefits
- Close to Fishponds' vibrant High Street shops and services
- Ideal for growing families, professionals
- Seldom available - Call FISHPONDS Office for details
- 'A' Energy performance rating and Solar energy panels
- Hunters Exclusive - Recommended Viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(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.