



## 17 Justice Road

Fishponds, Bristol, BS16 3JE

Offers In The Region Of £365,000



Hunters Estate Agents - Fishponds office are delighted to offer this lovely period stone fronted 1900's built home within a popular tree-lined road, within walking distance of Fishponds High Street. This desirable bay fronted home offers spacious and well proportioned accommodation with character and a great atmosphere. The property offers light and airy space and features 3 bedrooms on the first floor alongside a bathroom with independent shower. On the ground floor there is a stunning Lounge with real coal effect gas fire, Dining room with lovely outlook onto the rear garden, stylish kitchen and Utility. A particular feature of the sale is the generous rear garden, with a superb open outlook. The property is well placed for a range of locals shops, cafes and restaurants. A connection onto the Bristol/Bath cycle path is almost on the doorstep. Hunters Exclusive - recommended viewing.



## Entrance

Via Georgian styled paneled entrance door into ...

## Hall

Radiator, UPVC double glazed fixed windows above and alongside, staircase to first floor with useful recess beneath, cupboard containing gas and electric meters.

Lounge 15'3" x 11'0" (4.67m x 3.37m)

Feature fireplace with a built in real flame coal effect gas fire, dimension maximum overall into a UPVC double glazed bay window, picture rail, period ceiling coving, radiator, wide opening into ...

Dining Room 12'6" x 10'5" (3.82m x 3.18m)

UPVC double glazed window to rear, maximum overall, deep walk in understairs cupboard, radiator, archway opening into...

Kitchen 10'0" x 5'10" (3.05m x 1.80m)

Fitted with a stylish range of contemporary wall, floor and drawer storage cupboards, single drainer stainless sink unit, built in oven, gas hob and concealed extractor, wood grain effect working surfaces, radiator, timber effect laminate floor, ceiling height fixed window, door and step down into ...

Utility Room 6'3" x 5'6" (1.92m x 1.69m)

Space for washing machine, upright fridge/freezer and dishwasher, UPVC double glazed and multi paned door onto rear garden with matching window along side, recess with a fitted gas combination boiler for domestic hot water and central heating.

## First Floor Landing

Picture rail, access to roof space via aluminum pull down ladder, partly boarded and insulated throughout.

Bedroom 1 13'3" x 10'2" (4.06m x 3.11m)

UPVC double glazed window to front, picture rail, radiator.

Bedroom 2 12'5" x 9'9" (3.81m x 2.98m)

Radiator, UPVC double glazed window to rear with a lovely outlook onto the rear garden towards the Bristol to Bath cycle path.

Bedroom 3/Study 8'9" x 6'3" (2.68m x 1.93m)

A L shaped room average maximum dimension overall. Radiator, UPVC double glazed window to front.

Bathroom 8'7" x 6'7" (2.63m x 2.02m)

A white suite of paneled bath, pedestal wash basin and low level w.c. UPVC double glazed and frosted window to rear, concealed ceiling spot lights, heated towel rail, splash back tiling, feature laminate wood grain effect floor, independent cubicle with a built in thermostatically controlled shower.

## Exterior

The garden is arranged principally to the rear of the property the good size rear garden offers an initial paved patio leading onto a level lawn with established trees and shrubs and climbers. Tall shed.

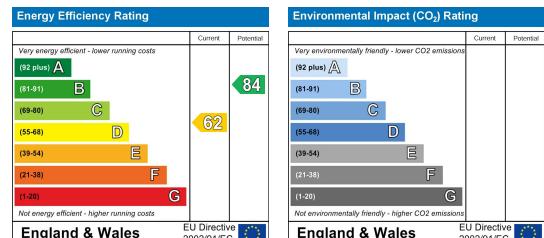
## Area Map



## 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.