



Furze Road,  
Bristol,  
BS16 4HR

Offers In The Region Of  
£345,000



Hunters Estate Agents - Fishponds office are delighted to offer this superior 3 bedoomed semi detached home within the popular Hillfields development. This highly attractive home benefits from a range of improvement to include smart external re-rendering and internal redecorations throughout. Providing a high level of comfort this spacious home is ideally suited to professionals and families alike. The home offers light and airy accommodation to include a through Living room, open plan arranged Dining/Kitchen/Breakfast room on the ground floor. There are 3 bedrooms on the first floor alongside a Shower room with separate WC. Externally the property benefits from a newly created hardstanding for 2 cars, side driveway and Garage. A particular feature of the sale is the extensive rear garden. Hunters Exclusive - recommended viewing.



## GROUND FLOOR

Feature multi paned wood grain effect entrance door into...

## HALL

Feature laminate wood grain effect floor, staircase to first floor, cupboard containing eclectic consumer unit.

## LOUNGE 14'9" x 11'10"

A feature through room with UPVC double glazed windows to front and rear overlooking the rear garden, two radiators, feature tiled fireplace with a built in electric fire, feature laminate wood grain effect floor.

## OPEN PLAN ARRANGED KITCHEN/DINING ROOM

### DINING AREA 11'5" x 10'5"

UPVC double glazed widow to front, feature laminate wood grain effect floor, radiator, wide opening into...

### KITCHEN 14'7" x 7'0"

Fitted with a range of white fronted wall, floor and drawer storage cupboards with rolled edged working surfaces, single drainer stainless steel sink unit, UPVC double glazed windows to rear with a lovely outlook onto the rear garden, attractive splash back tiling, feature laminate wood grain effect floor, under cabinet lighting, recess for upright fridge/freezer, space for washing machine and oven, understairs storage cupboard, UPVC double glazed door onto rear garden.

## FIRST FLOOR LANDING

Access to roof space.

## BEDROOM 1 14'7" x 10'11"

An attractive through room with UPVC double glazed windows to front and rear overlooking the rear garden, two radiators, cupboard containing an Ideal gas fired boiler for domestic hot water and central heating.

## BEDROOM 2 11'5" x 10'0"

UPVC double glazed window to front, radiator, door onto galleried landing with a UPVC double glazed, frosted and fixed window to front.

## BEDROOM 3 7'8" x 6'10"

UPVC double glazed window to rear with a lovely elevated view onto the rear garden, radiator.

## SHOWER ROOM 6'3" x 4'8" (former bathroom)

Appointed with a modern suite of wash basin and independent cubicle with a fitted electric shower over, splash back tiling, radiator, extractor fan, UPVC double glazed and frosted window to rear.

## SEPARATE WC

WC, UPVC double glazed and frosted window to rear, radiator.

## EXTERIOR

### GARAGE

A garage is located within the rear garden boundary accessible via a driveway to the side.

### OFF STREET PARKING/HARDSTANDING

Directly in front of the property on a newly laid tarmac surface is the availability of two cars parking.

### GARDEN

A particular feature of the sale and arranged principally to the rear of the property is the extensive garden with initial paved terrace extending onto a central concrete laid pathway dividing a large section of gently sloping lawn from a wide border stocked with a variety of flowering plants, shrubs, evergreens and climbers. There is an additional paved patio surface to onside of an air raid shelter. Garden shed, outside tap.

### AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: B



- Superior semi detached home with outstanding benefits
- Ideally suited to professionals and growing families
- Extensive rear and mature gardens
- 2 cars hardstanding and Garage
- Stunning re-rendered elevations and many additional home improvements
- Open plan arranged Dining/Kitchen and through Livingroom
- 3 bedrooms, Shower room and separate wc
- Well presented throughout - No chain
- Gas heating and replacement double glazing throughout
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	
(69-80) C	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.