

HUNTERS[®]

HERE TO GET *you* THERE



48 Channons Hill

Fishponds, Bristol, BS16 2DY

£315,000



Hunters are delighted to offer for sale this attractive 2 double bedroom mid terrace cottage having natural stone elevations located in a position having good access to the high street offering an array of shops and eatery's. This lovely property is modernised throughout and would ideally suit first time buyers. The property offer spacious rooms with practical accommodation and briefly comprises, to the ground floor, a lounge, a separate dining room and modern kitchen. To the first there are 2 double bedrooms and a stylish fitted bathroom. Further benefits include, gas central heating, dg windows, a front modest garden and a good size rear garden. Vieiwng recommended.



Entrance
Via a paneled door with leaded etched glass paneling to ...

Hallway
Fitted radiator, stairs to first floor, natural wood flooring, understairs storage cupboard.

Lounge 11'9" x 10'10" (3.60m x 3.32m)
Double glazed cross beaded window to front, fitted radiator, decorative center rose.

Dining Room 11'3" x 9'5" (3.45m x 2.88m)
Double glazed window to rear, fitted radiator, decorative cornice.

Kitchen 11'8" x 6'6" (3.58m x 2.00m)
Double glazed window to rear with views onto garden. A modern fitted kitchen with base and wall fitted units with decorative tiled splash back with working surfaces incorporating a fitted gas hob, extractor over and oven below, space for fridge freezer, plumbing for automatic washing machine, integral dishwasher, wall mounted gas boiler serving central heating and hot water.

First Floor Landing
Access to loft space.

Bedroom 1 15'3" x 11'2" (4.67m x 3.41m)
Double glazed cross beaded window to front, fitted radiator, decorative center rose.

Bedroom 2 10'10" x 9'7" (3.31m x 2.93m)
Double glazed window to rear, fitted radiator, decorative cornice and decorative center rose.

Bathroom
Opaque double glazed window to side, stylish contemporary fitted suite with paneled bath with overhead shower which runs off of the mains system, sink into modern drawer unit, low level w.c. stylish tiled throughout, chrome effect heated towel rail.

Exterior
To the rear has a generous enclosed garden with lap wood fence borders with paved area with mixed chippings to adjoining property. The remainder is laid to lawn. To the front has a modest garden which has an area with some borders with attractive planting and pathway leading to the front door.

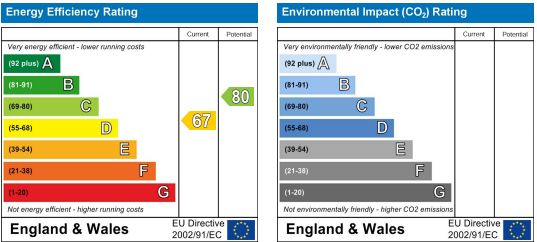
Area Map



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.