

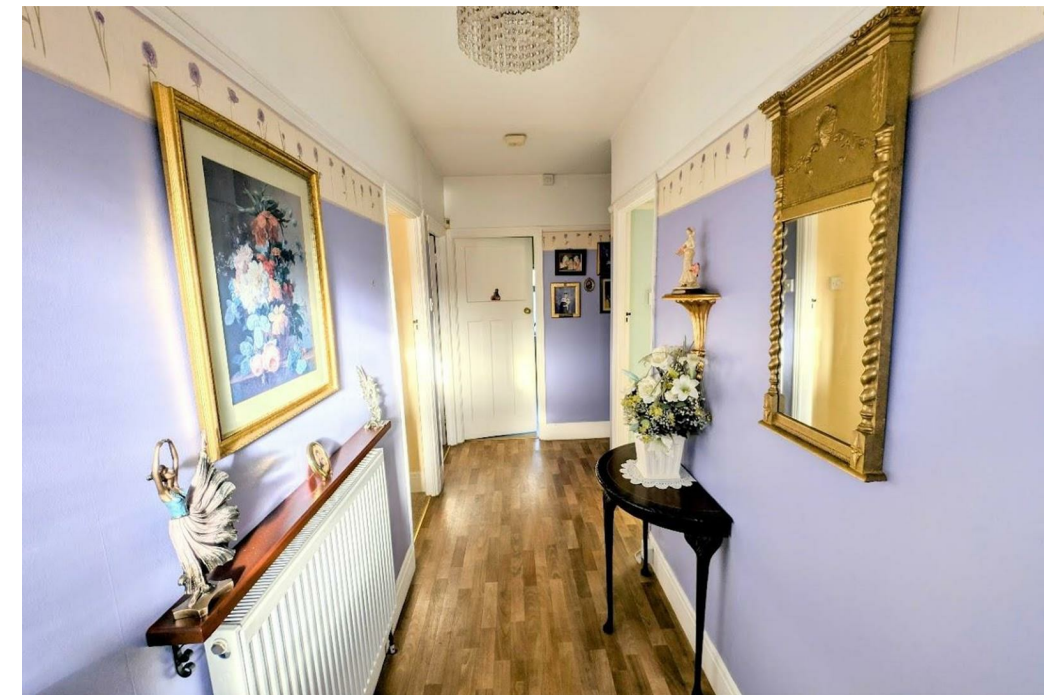


Radley Road,
Bristol,
BS16 3TQ

£335,000

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Hunters Estate Agents - Fishponds office are delighted to offer this rare and highly desirable 2 bedroom 1930's style bungalow within a lovely level position moments from Fishponds shops and services. Providing spacious and well proportioned accommodation suited to professionals and those seeking a home for retirements. This well presented home features and adapted wet room, kitchen/Dining room onto a Conservatory and 2 generous bedrooms. Externally this home offers a low maintenance garden alongside a significant detached garage and additional hardstanding for caravan/car. Seldom available - we would encourage an immediate viewing to avoid disappointment. Vacant - offered with no chain. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Half glazed entrance door into...

L SHAPED RECEPTION HALL

Vinyl floor, alarm control panel, radiator, picture rail, gas meters, access to roof space via pull down ladder.

LOUNGE 15'7" x 10'10"

Maximum overall into a UPVC double glazed bay window, reconstructed stone fireplace with a built in gas fire (not tested) vinyl floor covering, radiator, picture rail.

BEDROOM 1 15'9" x 10'6"

Maximum overall into a UPVC double glazed bay window, picture rail, radiator.

BEDROOM 2 12'4" x 9'5"

To exclude one wall to wall fitted with mirror fronted sliding door wardrobes, radiator, UPVC double glazed window to rear, pleasant outlook onto the rear garden.

ADAPTED WET ROOM (FORMER BATHROOM) 9'1" x 6'6"

White suite of pedestal wash basin and low level WC, fitted Mira advanced shower unit, UPVC double glazed and frosted window to rear, extractor fan, radiator, splash back tiling and water proof flooring throughout, wall mounted gas fired boiler for domestic hot water and central heating.

KITCHEN/DINING ROOM 13'0" x 8'8"

Fitted with a range of leather effect fronted wall, floor and drawer storage cupboards with timber effect trim, rolled edged working surfaces, single drainer stainless steel sink unit, UPVC double glazed window to rear, space for upright fridge/freezer, washing machine and free standing gas cooker, shelved larder, radiator, picture rail, half glazed door onto...

CONSERVATORY 9'4" x 9'1"

UPVC double glazed door onto rear garden with pleasant outlook onto same, tiled floor, UPVC double glazed windows on two sides.

EXTERIOR

GARDEN

The landscaped rear garden has been developed for ease of maintenance to include paved surfaces together with a raised brick built border and natural stone edged and raised decorative covered bed with numerous plants. Outside tap. The similarly paved front garden could be utilised as further off street parking if required and subject to the necessary permissions.

DETACHED GARAGE 22'6" x 10'7"

Located within the rear garden boundary, up and over door opening onto a rear service lane, side pedestrian door onto garden, window to rear.

ADDITIONAL HARD STANDING

Directly alongside the garage within the rear garden boundary is a generous hard standing space suitable for caravan or trailer with twin wooden gates opening onto a rear service lane.

TENURE

Freehold - subject to a peppercorn ground rent of £5.50 per annum.



Tenure: Freehold
Council Tax Band: C

- Exclusive and rare 1930's style bungalow
- Moments walking from Fishponds High St shops and services
- Spacious and well proportioned accommodation throughout
- Attractive double fronted home with double glazing throughout
- Ideal for professionals and those seeking a retirement home
- 2 generous bedrooms, Living room and Kitchen/Dining room
- Popular location on the level
- Impressive detached garage with workshop space and Caravan hardstanding alongside
- No upward chain - Vacant
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(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.