

HUNTERS®

HERE TO GET *you* THERE



15 Radley Road

Fishponds, Bristol, BS16 3TN

Offers In The Region Of £450,000



Hunters are delighted to offer for sale this highly attractive 1930's circular bay fronted semi detached home. This property is located in a desirable central Fishponds position within walking distance to the main high street offering a wide range of shops. You are also close to the Bristol to Bath cycle path, with good access to Bristol centre. Internally the property has been freshly decorated and now offers a modern interior with generous size rooms. The property is offered with vacant possession and briefly comprises, to the ground floor, a spacious front lounge, a superb open plan kitchen/dining room, a downstairs cloakroom and conservatory. To the first floor there are, 3 good size bedrooms and a wet room. Further benefits include, a large south facing rear garden, a front garden, Upvc double glazed windows and gas central heating via a gas combination boiler. A truly fabulous property which we recommend viewing to fully appreciate what is on offer.



ENTRANCE

Via decorative leaded stained glass UPVC double glazed paneled door to...

INNER VESTIBULE

Period paneled door having leaded stained glass feature windows to side.

HALLWAY

Stairs to first floor, wood grain effect laminate floor, radiator, under stairs storage.

LOUNGE 14'3" x 13'10" (4.36m x 4.23m)

Into bay and recess with circular bay UPVC double glazed window to front with leaded stained glass openers, radiator, fitted coal effect gas fire with wood mantle surround, picture and dado railing.

OPEN PLAN KITCHEN/DINER

DINING ROOM AREA 12'11" x 11'9" (3.94m x 3.59m)

Wood grain effect laminate floor, space and area for table and chairs, UPVC double glazed doors to rear leading onto conservatory.

KITCHEN AREA 16'9" x 8'8" (5.13m x 2.65m)

UPVC double glazed windows to side and rear having pleasant outlook onto rear garden, wide range of modern gloss fitted base and wall units with roll top working surfaces incorporating a gas hob with extractor over, separate oven and grill, plumbing for automatic washing machine, integral dishwasher, space for fridge freezer, space and area for tumble dryer.

CONSERVATORY 8'11" x 8'5" (2.74m x 2.58m)

UPVC double glazed French doors to rear with pleasant outlook onto rear garden, wood grain effect laminate floor, radiator.

CLOAKROOM

Low level WC, wall mounted wash hand basin.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space with pull down ladder, velux window.

BEDROOM ONE 12'5" x 14'3" (3.81m x 4.35m)

Into bay and recess, radiator, UPVC double glazed circular bay window to front, wood grain effect laminate floor.

BEDROOM TWO 13'3" x 12'7" (4.06m x 3.85m)

UPVC double glazed window to rear, radiator, wood grain effect laminate floor, cupboard housing Vaillant gas combination boiler serving central heating and hot water.

BEDROOM THREE 8'6" x 7'4" (2.61m x 2.26m)

UPVC double glazed window to front, radiator.

SHOWER/WET ROOM

Opaque double glazed window to rear, overhead Mira shower, low level WC, pedestal wash hand basin, heated towel rail.

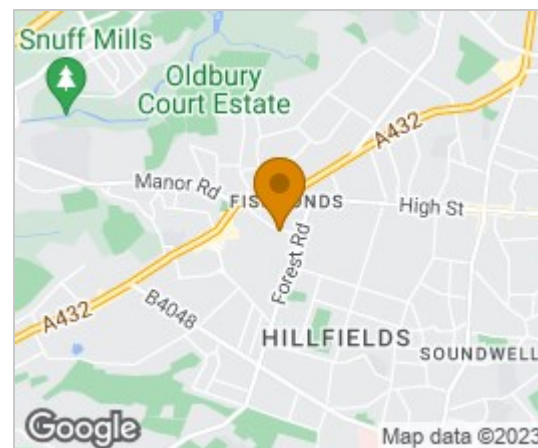
EXTERIOR TO THE REAR

Large South facing rear garden having paved patio adjoining the property the remainder laid to chippings with various attractive and mature planting.

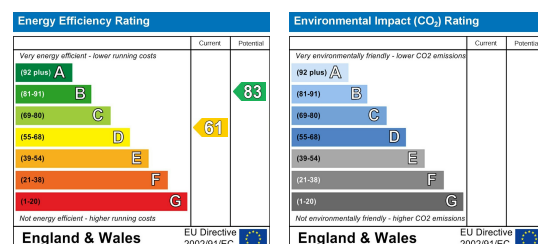
TO THE FRONT

Mainly laid to chippings via wrought iron gate onto concrete pathway leading to front door. There is also side access via gate that leads to the rear of the garden.

Area Map



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>