

HUNTERS[®]

HERE TO GET *you* THERE



83 Frampton Crescent

Fishponds, Bristol, BS16 4JD

Offers In The Region Of £275,000



Hunters Estate Agents- Fishponds office are delighted to offer this traditional 3-bedroom ex-local authority semi-detached house on the Fringe of the popular Hillfields development close to many of Staple Hill, High Street shops and services. Requiring complete modernization and refurbishment. This spacious and well proportioned property features a large rear garden and off street parking. Ideally suited to buy to let investors, first-time buyers with ambition and professionals with the necessary DIY skills. This ideal first home offers 3 first floor bedrooms together with a bathroom. On the ground floor there is a spacious living room, kitchen/dining room and downstairs separate WC. Hunter's Exclusive - recommended viewing.



Entrance
Entrance door into...

Hall
Cupboard containing gas and electric meters, radiator, staircase to first floor.

Living Room 15'6" x 12'5" (4.74m x 3.80m)
Fireplace surround, radiator, window to front, laminate wood grain effect floor.

Kitchen/Breakfast Room 16'8" x 7'5" (5.10m x 2.27m)
Fitted with several wall, floor and drawer storage cupboards with timber effect working surfaces, double bowl single drainer sink unit, laminate wood grain effect floor, window to rear with pleasant outlook onto the rear garden, splash back tiling, position for cooker and other appliances, radiator, opening into ...

Side Lobby
Under stairs recess, door to exterior, door into ...

Separate W.C.
White low level w.c. radiator, window to side.

First Floor Landing
Window to side, access to roof space.

Bedroom 1 12'5" x 11'10" (3.81m x 3.61m)
Radiator, window to front, laminate wood grain effect floor, wall mounted gas fired boiler for domestic hot water and central heating. (not tested)

Bedroom 2 11'2" x 7'5" (3.41m x 2.28m)
Radiator, window to rear with pleasant outlook onto the rear garden.

Bedroom 3 8'9" x 8'0" (2.68m x 2.45m)
Window to front, radiator, built in cupboard over the stairs.

Bathroom 8'6" x 3'10" (2.61m x 1.19m)
White suite of pedestal wash basin and panelled bath, splash back tiling, frosted glazed window to rear, radiator.

Exterior

Off Street Parking Space
Directly in front of the property is a hardstanding suitable for the parking of one car.

Garden
Arranged almost exclusively to the rear of the property extending approximately 60 feet in length is the lawned rear garden with side access.

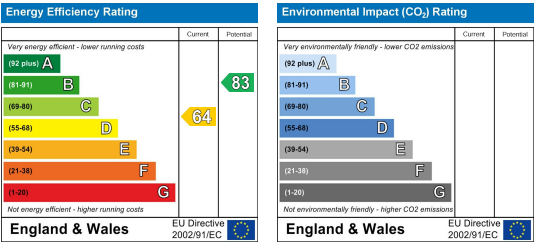
Area Map



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.