

HUNTERS[®]

HERE TO GET *you* THERE



Goffenton Drive

Fishponds, BS16 2QB

Guide Price £385,000



A fantastic opportunity to purchase a substantial 4/5 double bedroom extended mid terrace property backing onto the Oldbury Court Estate having far reaching open views onto open parkland. This highly spacious and well presented home would suit a variety of buyers to include families or buy to let investors with the potential of 6 letting rooms. This well presented property is located within a popular position being within walking distance to Vassalls Park, Fishponds high street and also acquiring good access into Bristol centre. Internally to the ground floor there is, a front lounge, a separate dining room, a modern fitted kitchen, a rear extension with potential of a 5th/6th bedroom or office space and a contemporary fitted shower room. To the first floor there are 4 double bedrooms and a luxury appointed bathroom. Further benefits include, double glazed windows, gas central heating via a combi boiler, off street parking for several vehicles and a lovely rear garden backing onto the Oldbury Court Estate with shared pedestrian side access. An internal viewing is highly recommended!



ROOM

ENTRANCE

Opaque double glazed door to...

LOBBY

Radiator, UPVC double glazed window to side, stairs to first floor, understairs built in storage.

LOUNGE 14'9" x 11'8" (4.49 x 3.56)

UPVC double glazed window to front, radiator, wood grain effect laminate floor, contemporary fitted gas fire with wood mantle surround.

DINING ROOM 11'8" x 8'4" (3.56 x 2.55)

Wood grain effect laminate floor, double glazed French doors to rear opening onto garden, space and area for table and chairs, radiator, built in cupboard housing ideal gas combination boiler serving central heating and hot water.

OPEN PLAN KITCHEN Overall measurements 12'5" x 11'3" (Overall measurements 3.78 x 3.43)

Modern fitted base and wall units having under lighting and decorative tiled splash back with roll top working surfaces incorporating a one and quarter bowl sink, space for fridge freezer and tumble dryer, plumbing for automatic washing machine and dishwasher, fitted gas hob with fitted oven and microwave, tiled flooring.

INNER THROUGHWAY

Double glazed door to side leading to side pedestrian access lane, double glazed French doors to side leading onto garden, radiator, skylight window.

STUDY/BEDROOM FIVE/EXTENSION 11'8" x 7'10" (3.56 x 2.38)

UPVC double glazed windows to rear and side, radiator.

SHOWER ROOM

Contemporary fitted with low level WC, heated towel rail, sink into vanity unit with storage below, chrome effect mixer tap, double tray with overhead electric shower, tiled floor.

FIRST FLOOR LANDING

Access to loft space via pull down ladder, partly boarded.

BEDROOM ONE 14'10" x 9'9" (4.53 x 2.97)

Double glazed window to front, radiator, built in storage cupboard.

BEDROOM TWO 11'9" x 8'5" (3.58 x 2.57)

Double glazed window to rear having open outlook and views onto nearby parkland/Oldbury court estate, fitted radiator, recess/storage.

BEDROOM THREE 10'0" x 7'11" (3.04 x 2.42)

Double glazed window to front, fitted radiator, built in storage and shelving.

BEDROOM FOUR 9'11" x 8'9" Into wardrobe (3.02 x 2.67 Into wardrobe)

Built in mirrored wardrobe, double glazed window to rear, radiator.

BATHROOM

Opaque double glazed window to rear, heating towel rail, low level WC, paneled bath, sink into gloss unit with storage below, partly tiled throughout.

EXTERIOR TO THE REAR

Lovely enclosed garden with paved patio adjoining the property the remainder laid to lawn with lapwood fenced borders, gates to rear opening onto Oldbury court estate. There is also a shared side pedestrian pathway leading to front via gate.

TO THE FRONT

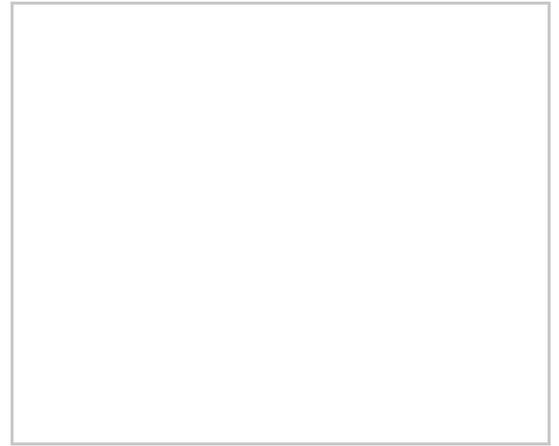
Mainly laid to chippings offering off street parking for several vehicles, gate to side having shared pedestrian access leading to rear.

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.

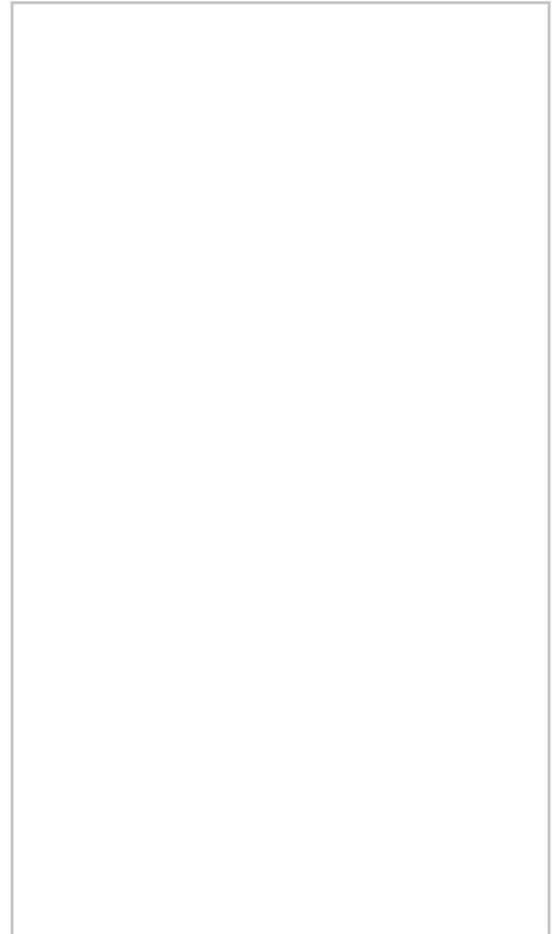
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Area Map



Floor Plans



Energy Efficiency Graph

