

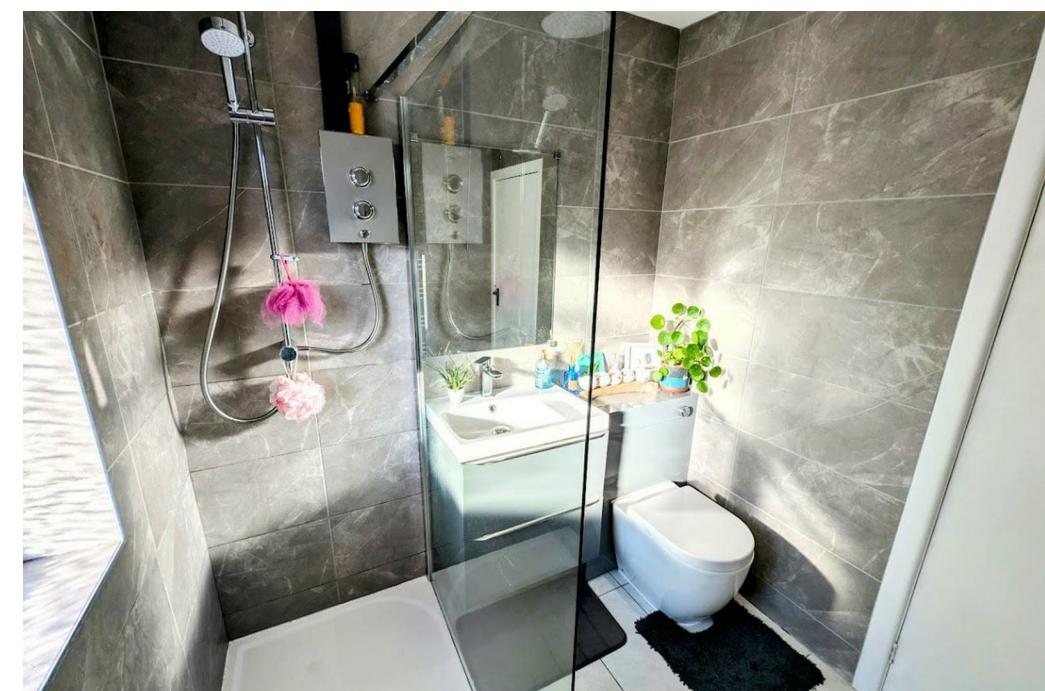


Cock Road,  
Bristol,  
BS15 9SQ

£386,950



Hunters Estate Agents - Fishponds office are delighted to offer this lovely 1930's semi detached bay fronted home with generous off street parking, garage and stunning rear garden with a treelined backdrop. Ideally suited to professionals and growing families this much improved and well maintained home provides spacious and well proportioned accommodation throughout. Notable features include an open plan arranged Kitchen/Dining room with luxury white high gloss finished storage and access onto the Conservatory. The property benefits from 3 spacious bedrooms and a Luxury shower room. A particular features of the sale is the mature and well stocked rear garden which includes a Garage (converted to provide storage and Music studio. Property to purchase within this desirable location seldom become available. Hunters Exclusive - recommended viewing.



## GROUND FLOOR

Covered entrance having a feature composite entrance door with stain and leaded glass details with fixed windows on either side into...

## HALL

Cupboard containing electric fuse box, radiator, staircase to first floor with useful cupboard beneath and plumbing for washing machine.

## LOUNGE 14'7" x 11'10"

Maximum overall into a UPVC double glazed bay window, radiator, tiled fireplace, picture rail, dimension maximum overall into alcoves.

Door from Hall into...

## KITCHEN 12'1" x 7'1"

Fitted with a comprehensive range of modern high gloss white finished wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a Zanussi gas hob and oven beneath, integrated dishwasher, space for upright fridge/freezer, UPVC double glazed window to side, concealed ceiling spotlights, attractive splash back tiling, inset single drainer sink unit with mixer taps over, wide opening into dining room, feature island breakfast bar with solid marble top.

## DINING ROOM 10'11" x 10'9"

Twin UPVC double glazed French doors opening onto the conservatory, picture rail, space saver radiator, fitted Baxi gas fire with back boiler for domestic hot water and central heating.

## CONSERVATORY 10'8" x 7'4"

UPVC double glazed door opening onto the rear garden with lovely outlook onto same, door into...

## CLOAKROOM

White suite of low level WC and wash basin, UPVC double glazed and frosted window to rear.

## FIRST FLOOR LANDING

Access to roof space, UPVC double glazed and frosted window to side.

## BEDROOM ONE 12'0" x 10'0"

UPVC double glazed window to front, dimension to exclude built in triple door and double built in wardrobes, radiator, picture rail.

## BEDROOM TWO 11'2" x 10'10"

UPVC double glazed window to rear with a lovely open outlook onto the rear garden, radiator, picture rail, built in airing cupboard with hot water cylinder.

## BEDROOM THREE 7'3" x 6'11"

Radiator, UPVC double glazed window to front, picture rail.

## LUXURY SHOWER ROOM (FORMER BATHROOM) 6'10" x 6'7"

A stunning room with a white suite of close coupled WC and wash basin with vanity storage beneath, large walk in enclosure with a fitted Mira electric shower over, attractively tiles walls and floor, UPVC double glazed and frosted widow to rear, concealed ceiling spotlights, heated towel rail.

## EXTERIOR

### HARDSTANDING/DRIVEWAY

Directly in front of the property is a tarmacked hard standing suitable for multiple vehicles alongside a driveway which extends to the side of the property leading to the garage.

### GARDEN

Arranged principally to the rear of the property the impressive garden offers an imaginative display of established flowering plants, shrubs and young trees alongside numerous patio surfaces and lawned areas, well developed borders, secluded seating areas and paved and graveled sections of garden.

### GARAGE 10'4" x 7'9"

Located with the rear garden boundary is the GARAGE with up and over door, semi converted to form a music studio and store (2.65m x 2.39m)

Tenure: Freehold  
Council Tax Band: C



- A superb 3 bedroom semi detached home
- Lovely enclosed garden with 'green outlook'
- Ideal professionals and growing families
- Superb open plan Kitchen/Dining room
- 3 good sized bedrooms and luxury Shower room
- Popular location
- Multiple cars parking
- Character features throughout
- Owners found
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	49	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.