

HUNTERS®

HERE TO GET *you* THERE



158 Forest Road

Fishponds, Bristol, BS16 3SN

£315,000



Hunters are delighted to offer for sale this 1930's semi detached property located within a position having good access to the Bristol to Bath cycle track. This property offers good internal space and requires full updating and modernising therefore suited to DIY enthusiasts or buyers looking to create a wonderful home. Internally to the ground floor there is a front lounge, a separate dining room, a fitted kitchen, and covered storage area. To the first floor there are 3 bedrooms and bathroom. Further benefits include, a beautifully arranged mature rear garden, gas central heating, dg windows where stated, solar panels, off street parking and an attached garage.



Entrance
Via paneled door to ...

Hallway
Stairs to first floor, fitted radiator, understairs storage area.

Lounge 13'10" x 12'0" (4.23m x 3.67m)
Double glazed bay window to front, fitted radiator, feature fireplace.

Dining Room 13'10" x 11'1" (4.22m x 3.38m)
Double glazed window to rear with pleasant outlook and views onto rear garden, fitted radiator.

Kitchen 13'9" x 6'11" (4.21m x 2.12m)
Window to rear with pleasant outlook and views onto garden, wall mounted gas combination boiler serving central heating and hot water. The kitchen comprises of base and wall fitted units with rolled top working surfaces incorporating a single bowl sink, gas point for cooker, space for fridge/freezer.

Cupboard Area and Storage 5'2" x 4'0" (1.59m x 1.22m)
Door to rear leading to garden.

First Floor Landing
Double glazed window to side.

Bedroom 1 12'8" x 10'3" (3.87m x 3.13m)
Double glazed window to front, fitted radiator, feature fireplace.

Bedroom 2 12'9" x 11'11" (3.89m x 3.65m)
Double glazed window to rear with pleasant outlook onto garden, fitted radiator.

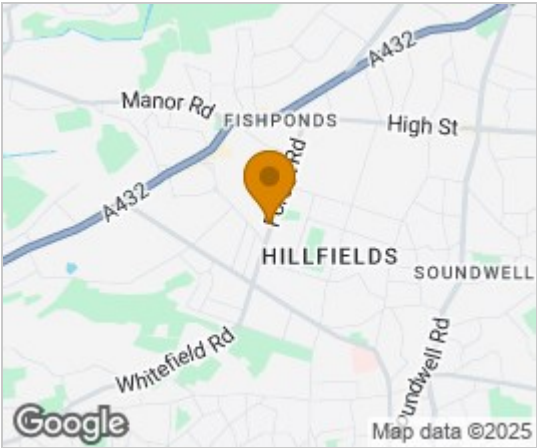
Bedroom 3 8'9" x 7'8" (2.69m x 2.36m)
Double glazed window to front, fitted radiator.

Bathroom
Opaque double glazed window to side, paneled bath, pedestal wash basin, low level w.c.

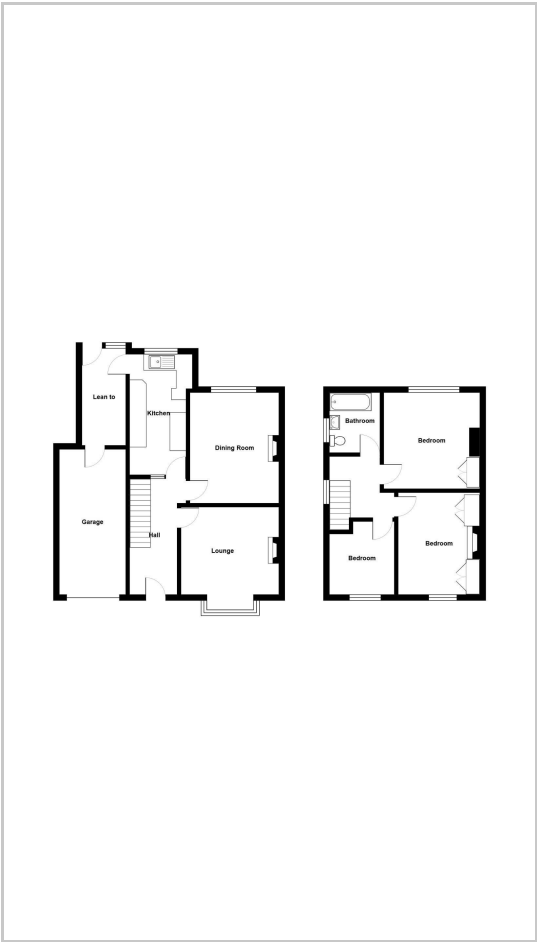
Exterior
To the rear has a beautifully arranged generous garden with various hedged borders with lawn sections and attractive and mature planting with pedestrian pathway to side and concrete area adjoining property with side access via a covered section leading to single garage. To the front offers off street parking.

Garage 18'7" x 6'11" (5.68m x 2.13m)

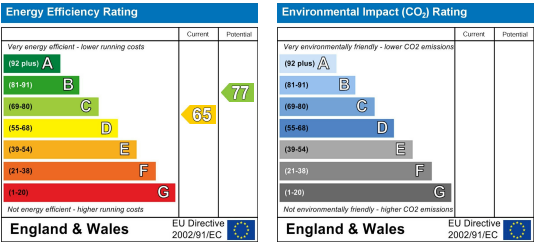
Area Map



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.