



HUNTERS[®]
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45 Fishponds Road, Eastville, Bristol, BS5 6SF

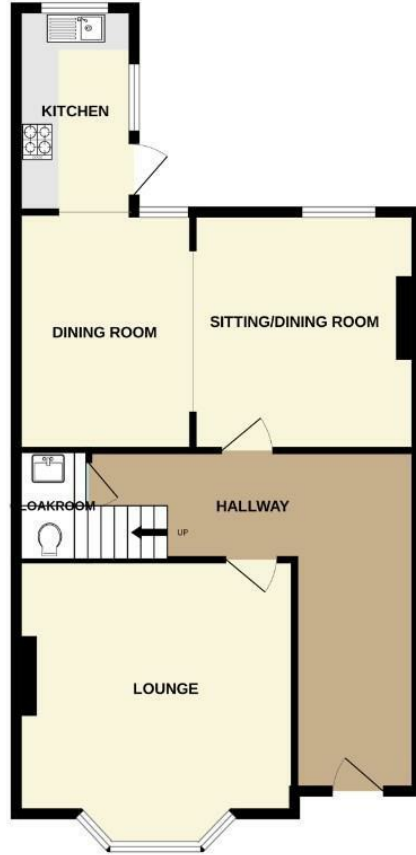
45 Fishponds Road, Eastville, Bristol, BS5 6SF

£415,000

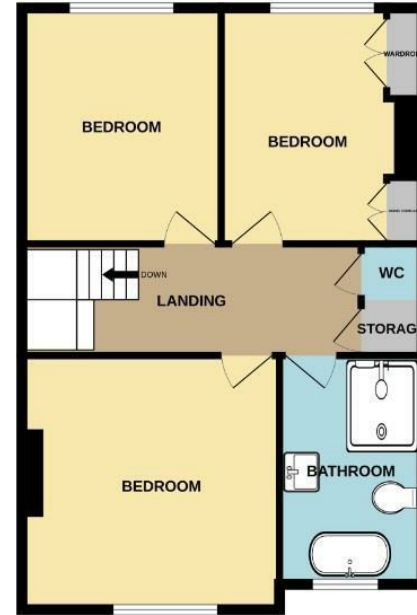
****Extensive Accommodation - 130 Square Meters of Space!**** High Ceilings and large rooms throughout, even the hallway and landing are big and bright. Recently improved with new heating and electrics and a stunning quality four piece bathroom to the first floor, alongside three generous double bedrooms and ample built in storage. The ground floor is equally as impressive with the grand entrance hall and huge lounge leading to cloakroom, sitting dining room opening onto the kitchen and garden. Improvements include exposed wood flooring and brick chimney breast, newly painted and re-wired. There are still a few finishing touches to add to put your own stamp on it but the thoughtful work so far is outstanding. Please come along to have a look inside.

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GROUND FLOOR

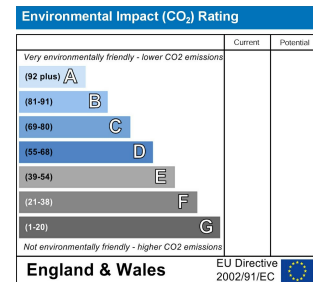
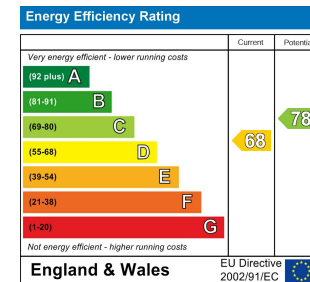


1ST FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Door

Steps up beside front garden leading to uPVC door opening into

Entrance Hall

17'4" x 16'8"

Grand wide L-shaped entrance hall with radiator and new fuse box, stairs to first floor, ample room for storage furniture, newly sanded and varnished wood flooring, doors into..

Cloakroom

WC and wash hand basin

Lounge

15'5" x 15'5"

Double glazed bay window to front, radiator, wood flooring, period ceiling coving

Sitting Dining Family Room

18'2" x 11'5"

Lovely bright versatile room with exposed brick chimney breast, two double glazed windows to rear looking onto the garden, two radiators, wall mounted new Worcester combination boiler for heating, ample space for sitting and dining furniture or potential to be a large kitchen diner.

Kitchen

11'9" x 5'6"

Fully tiled. work surface over cupboard space, fitted sink and drainer, space for oven and washing machine, radiator, double glazed window to rear, door to side leading to garden

Stairs

Newly painted wood staircase curving to first floor large landing with space for storage furniture, skylight over, exposed varnished wood flooring and doors to..

Storage

Two cupboard doors providing large joint storage space

Bedroom One

13'1" x 13'1"

Two double glazed windows to front, radiator, fitted wardrobes to alcoves, built in storage cupboard

Bedroom Two

11'9" x 10'5"

Double glazed window to rear, radiator, wood flooring

Bedroom Three

11'9" x 9'2"

Double glazed window to rear, radiator, wood flooring

Bathroom


12'1" x 6'10"

Beautiful four piece bathroom comprising walk in large shower, step up to freestanding deep bath, wc and wash hand basin with surface and vanity storage beneath, white tiled splash backs and brushed brass fittings make this an impressive bathroom, column radiator, obscure glazed window to rear, tiled flooring

Garden

Generous garden with lots of potential, flower bed and steps up to seating area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.









