



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | 78 | D | 71 |

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

36 Chester Park Road, Fishponds, Bristol

NO ONWARD CHAIN! | Victorian Style Property | Two Reception Rooms | Four Bedrooms
Family Bathroom | Wonderful Rear Garden | Off Street Parking for up to two Vehicles | Great Sense of Space

Offers In Region Of: £315,000

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DISCLAIMER
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



Chester Park Road, Fishponds, Bristol

Hunters Fishponds are very pleased to offer this wonderful Victorian style 4 bedroom terraced property set within great location, with easy commuting routes and nearby amenities. This property also benefits having wonderful rear garden that catches the sun throughout the day. Arrange a viewing today. SELLING WITH NO FURTHER CHAIN!

LOCATION

DIRECTIONS

From our Fishponds Office turn left down Fishponds Road, continue down until you reach the second set of traffic lights, Take a left onto Lodge causeway. Continue up Lodge causeway until you get to a set of traffic lights then turn right onto Berkeley Road, then take the next left onto Fitzroy Road continue to the end then turn left onto Chester Park Road, you will find the property on the right hand side.

ENTRANCE

Via glazed paned wooden door into ...

INNER VESTIBULE

Space for coats and shoes, cupboard containing electric and gas and metres.

HALLWAY

Stairs to first floor, fitted radiator, decorative dado rail, large open space storage under the stairs.

FIRST RECEPTION

4.68m (15' 4") x 3.44m (11' 3") to the widest point

Large double glazed bay window to front, high ceilings, dado rail, fitted radiator, gas flame coal effect fire with decorative mantle surround.

SECOND RECEPTION

5.24m (17' 2") x 4.05m (13' 3")

Two large double glazed windows to rear, fitted radiator, high ceilings. The room offers lots of light and also has a built in storage cupboard.

KITCHEN

4.14m (13' 7") x 2.13m (7' 0")

Various modern wall and base fitted units with rolled top wood working surfaces incorporating a one and a half bowl sink with drainer, fitted electric fan oven and electric hob with built in extractor above, space for tall fridge freezer, space and plumbing for an automatic washing machine and dish washer, fitted radiator, breakfast bar with views into the garden, double glazed window to rear and side, double glazed door leading to the rear garden.

ROOM

FIRST FLOOR LANDING

Stairs to second floor.

FAMILY BATHROOM

Wood effect vinyl flooring, tiled throughout, bathroom suite consists of low level w.c. pedestal wash hand basin, a large corner panelled bath with electric shower over, fitted radiator, opaque window to rear.

BEDROOM 1

4.70m (15' 5") x 2.77m (9' 1")

Large double glazed bay window to front, fitted radiator, modern fitted wardrobes, high ceilings, decorative picture rail.

BEDROOM 2

3.13m (10' 3") x 3.30m (10' 10")

Fitted radiator, high ceilings, large double glazed window to rear, built in storage cupboard, cupboard containing gas combination boiler serving hot water and central heating.

BEDROOM 3

2.20m (7' 3") x 2.84m (9' 4")

Large double glazed window to front, built in wardrobe, over head wall units, fitted radiator, built in desk.

SECOND FLOOR LANDING

Large storage cupboard into eaves, sky light double glazed, access into bedroom 4.

BEDROOM 4

4.10m (13' 5") x 3.54m (11' 7")

Large double glazed sky light windows to front and rear, fitted radiator, built in storage cupboards.

EN SUITE

A modern white suite with low level w.c. sky light window above, built in hand wash basin with storage cupboards under, fitted towel radiator, shower cubicle with thermostatic shower, tiled throughout.

EXTEIROR

To the rear has a patio area and steps down to a well looked after lawn, rear pedestrian access, lapped edged fence boundaries, bike/storage shed, separate storage shed and a further storage shed. To the front garden consists of mainly to tarmac drive with space for up to two vehicles.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

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.

