



HUNTERS[®]
HERE TO GET *you* THERE

Fishponds Road, Eastville, BS5 6RQ | £170,000
Call us today on 0117 965 3162



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

HUNTERS

Hunters Estate Agents - Fishponds Office are delighted to offer this truly outstanding 1 bedroom first floor flat within this period conversion. This stunning home features many natural wood stripped floors, internal doors and cast iron fireplace helping to promote a lovely atmosphere. The light and airy feel is further enhanced by high ceilings and outstanding views. This home features many Upvc double glazed windows and a modern gas combination heating system. The spacious and well presented accommodation includes a unique Galleried landing/Dining area. There is a designated off street parking space to the rear of the property. This fine home will appeal to first time buyers. buy to let investors and professionals alike.

ROOM

This unique and highly rewarding apartment comprises (all measurements are approximate)

COMMUNAL ENTRANCE DOOR INTO..

COMMUNAL HALL

Private entrance door revealing a staircase to..

FIRST FLOOR

GALLERIED LANDING/DINING ROOM

3.10m (10' 2") x 1.78m (5' 10")

Feature natural wood stripped floor, dado rail, radiator, UPVC double glazed window to exterior.

LOUNGE

3.94m (12' 11") x 3.76m (12' 4") (Dimension maximum into alcoves)

Feature cast iron fireplace within a painted surround, feature natural wood stripped floor, radiator, twin UPVC double glazed windows to front with pleasant elevated outlook, picture rail and period style ceiling coving.

KITCHEN

3.78m (12' 5") x 1.85m (6' 1")

A light and airy room with a wall mounted Worcester combination gas fired boiler for domestic hot water and central heating, fitted working surface with an inset circular bowl sink and mixer taps over, feature decoratively tiled floor, fitted kitchen appliances to include a fridge, washing machine and gas cooker, radiator, numerous fitted shelves, built in fold down breakfast table, UPVC double glazed window to rear with a lovely open outlook, access to roof space.

BEDROOM ONE

3.35m (11' 0") x 3.78m (12' 5")

Picture rail, UPVC double glazed window to rear with a lovely open outlook, feature natural wood stripped floor, maximum overall dimension into alcoves alongside former fireplace opening, radiator.

BATHROOM

3.56m (11' 8") x 1.84.99m (6' 06" 11")

Modern white suite of panelled bath with a fitted shower screen alongside and built in thermostatically controlled shower over, splash back tiling, feature laminate wood grain effect floor, low level WC and pedestal wash basin, UPVC double glazed and frosted window to front, dado rail, ceiling extractor.

EXTERIOR

PARKING SPACE

Located to the rear of the building and access from Marlborough Street.



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.

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