HUNTERS®
HERE TO GET *you* THERE

Elmgrove Road, Fishponds, BS16 2AX

Elmgrove Road,
Fishponds,
BS16 2AX

£525,000

4 1 2

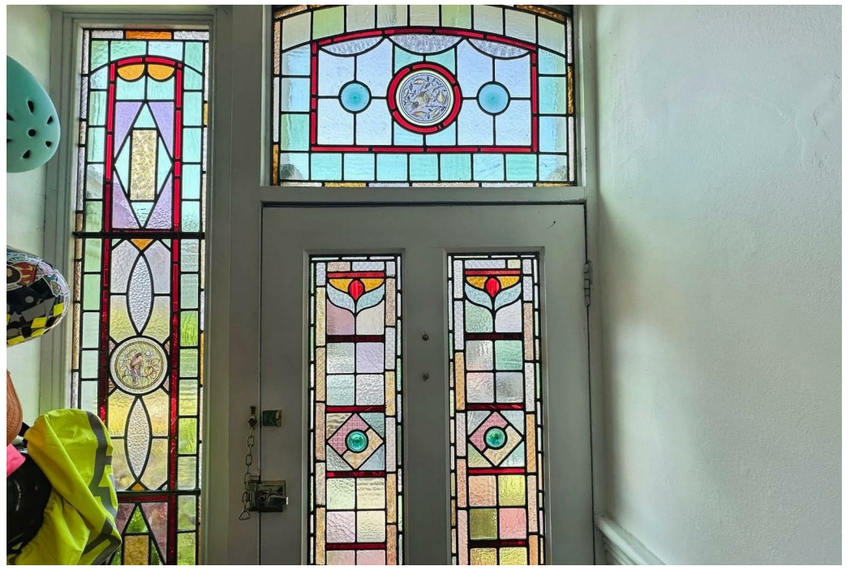
Nestled in the charming area of Fishponds, Bristol, this delightful mid-terrace house on Elmgrove Road offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. There is also a modern fitted kitchen/breakfast room with a wide range of units and breakfast bar/work space. The layout of the house promotes a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in.

The property features a well-appointed bathroom and the bedrooms are generously sized, allowing for personalisation and the creation of tranquil retreats.

Located in the vibrant Fishponds area, residents will enjoy easy access to local amenities, including shops, parks, and schools, making it a highly desirable location for families. The excellent transport links provide convenient connections to Bristol city centre and beyond, ensuring that you are never far from the action.

This mid-terrace house on Elmgrove Road presents a wonderful opportunity for those looking to establish their home in a friendly community. With its spacious layout and prime location, it is a property that truly deserves your attention.













Entrance
Period panelled with original decorative leaded stained glass feature panels and feature window above and to side leading to...

Inner Vestibule Area
Attractive mosaic tiled flooring with decorative period cornice, inner leaded stained glass panel feature door and window surround into...

Hallway
Period style radiator, stairs to first floor with understairs storage, Herringbone style engineered oak wood flooring, dado rail.

Lounge 14'10" x 11'11" into bay and recess
UPVC double glazed bay window to front, working fireplace with mantle surround, decorative period cornice.

Dining Room 14'10" x 10'9"
UPVC double glazed French doors to rear opening up onto garden, natural wood flooring, period style fitted radiator fitted wood burner.

Kitchen 11'8" x 10'3"
A wide range of modern fitted base and wall units including breakfast bar with extra workspace and storage, solid oak wood working surfaces incorporating a 1.5 bowl sink, tiled splashback, gas point for cooker with extractor over, space for fridge/freezer, plumbing for washing machine. space for dishwasher, cupboard containing Worcester gas combination boiler for domestic hot water and central heating, door to rear leading into fully covered lean-to storage area with lockable cupboards.

First floor Landing 14'8" x 10'9"
Built in understairs storage cupboard, UPVC double glazed window to front, stairs to second floor.

Bedroom 2 14'10" x 11'8" into bay and recess
UPVC double glazed bay window to front, ceiling coving, radiator.

Bedroom 3 11'8" x 10'1"
UPVC double glazed window to rear, radiator.

Bedroom 4 10'11" x 8'6"
UPVC double glazed window to rear, radiator.

Bathroom
Opaque UPVC double glazed window to side, modern stylish and luxury appointed bath suite with curved panelled bath having Victorian style chrome effect taps with overhead shower along with separate extra large shower head off main system, low level WC, sink into storage, tiled throughout.

Second Floor Landing

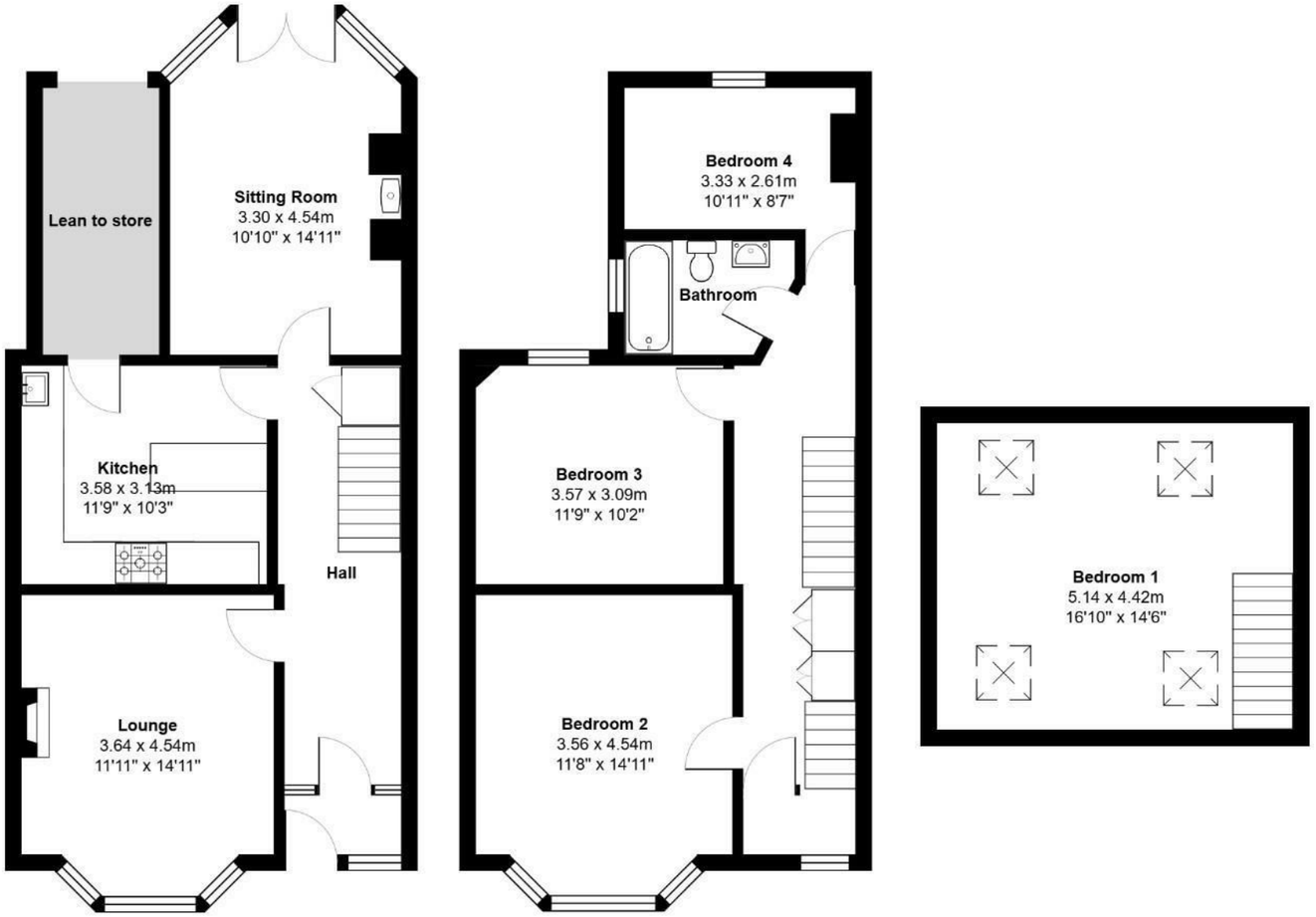
Bedroom 1 16'10" x 13'6"
Radiator, skylight windows to rear, storage into eaves.

Exterior To The Rear
Pleasant landscaped enclosed rear garden with lapwood fence and hedge borders having paved patio adjoining the property the remainder laid to lawn with various attractive planing.

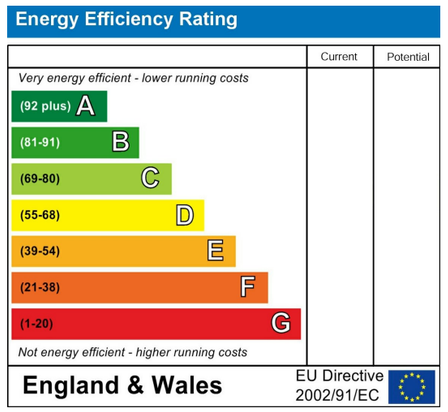
To The Front
small garden with bike store and pathway leading to the front door.

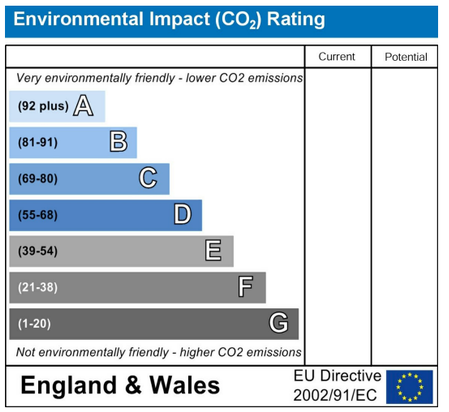
AML (Anti money laundering)

Tenure: Freehold
Council Tax Band: B



- Highly spacious and attractive 4 bedroom period mid terrace
- Beautifully presented offering character and style
- Many decorative period features
- Generous front lounge with open fire place
- 2nd reception/dining room with french doors to rear
- Modern fitted kitchen/breakfast room
- Contemporary fitted first floor bathroom
- Landscaped enclosed rear garden
- Superb family or professional home
- Just off Thingwall Park and within easy reach of the high 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.

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®
HERE TO GET *you* THERE

764 Fishponds Road, Fishponds, BS16 3UA Tel: 0117 965 3162
Email: fishponds@hunters.com