







60 Marshfield Road
Fishponds Bristol BS16 4BE

Offers In The Region Of £285,000

HUNTERS®
HERE TO GET *you* THERE

- 3 spacious bedrooms
- Corner position in Hillfields
- Garden on 2 sides
- Stylish modern shower room
- Modern gas heating
- 2 cosy reception rooms
- Off-street parking for 2
- Ideal for first-time buyers
- UPVC double glazing
- Viewing recommended - No chain

Nestled in the desirable Hillfields development on Marshfield Road, Bristol, this charming 1950s house presents an excellent opportunity for first-time buyers and DIY enthusiasts alike. Boasting a prominent corner position, this spacious three-bedroom home offers ample living space with two inviting reception rooms, perfect for family gatherings or entertaining guests.

The property features a well-appointed bathroom and benefits from UPVC double glazing and a modern gas heating system, ensuring comfort throughout the seasons. With off-street parking available for two vehicles, convenience is at your doorstep. The garden, thoughtfully arranged on two sides of the house, provides a delightful outdoor space for relaxation and potential landscaping projects.

Having been in the same ownership for over 50 years, this family home is filled with character and history, yet it requires general cosmetic attention and improvement, allowing you to personalise it to your taste. The property is realistically priced for a quick sale, making it an attractive proposition in today’s market.

With no onward chain, this home is ready for you to move in and start creating your own memories. We highly recommend viewing this property to fully appreciate its potential and charm. Don’t miss out on this fantastic opportunity to make this house your home.











Viewing

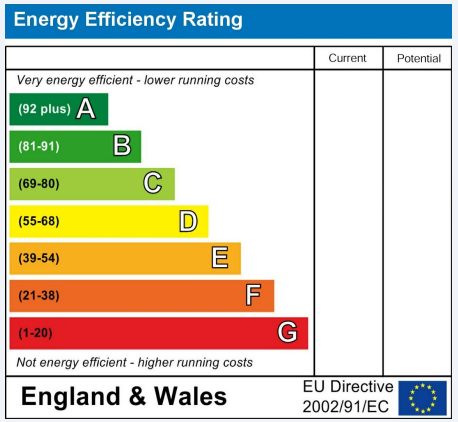
Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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

The Property Ombudsman

ENERGY PERFORMANCE CERTIFICATE

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



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.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.