

HUNTERS®

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Pound Lane

Fishponds, Bristol, BS16 2EF

Offers In The Region Of £275,000



Nestled in the charming area of Pound Lane, Fishponds, Bristol, this delightful mid-terrace cottage from the 1800s is a true gem. With its natural stone elevations and modern UPVC double glazed windows, the property beautifully combines period character with contemporary comforts.

This well-presented home is perfect for first-time buyers seeking a tranquil retreat while remaining conveniently close to local amenities. Situated in a peaceful backwater position, it is just a short stroll to Fishponds high street, where you will find a variety of shops and eateries, as well as excellent bus routes that provide easy access to the vibrant centre of Bristol.

Upon entering the property, you are greeted by a welcoming front lounge that exudes warmth and charm. Adjacent to this is a separate dining room, ideal for entertaining guests or enjoying family meals. The modern fitted kitchen is both functional and stylish, leading to a lean-to utility room that adds practicality to daily living.

On the first floor, you will discover two generously sized double bedrooms, offering ample space for relaxation and rest. The luxurious four-piece bathroom is a standout feature, providing a serene space to unwind after



Entrance

Via glass paneled door to inner vestibule area with glass paneled door to lounge.

Lounge 13'1" x 10'4" (4.00 x 3.16)

Double glazed window to front, wall mounted electric feature fire, wood grain laminate flooring, fitted radiator, stairs to first floor.

Dining Room 13'1" x 12'11" (3.99 x 3.94)

Double glazed window to rear, understairs built in storage, wood grain laminate floor, radiator.

Kitchen 11'0" x 6'10" (3.36 x 2.09)

Double glazed window to rear, modern fitted units with a good range of base and wall cabinets with rolled top working surfaces incorporating a one and a quarter bowl sink with chrome effect mixer tap, fitted electric hob with oven below, plumbing for dishwasher, heated towel rail, tiled splash back, tiled floor, double glazed window to side.

Leantoo/Utility 11'5" x 5'7" (3.49 x 1.72)

Tiled floor, plumbing for automatic washing machine, space for tumble dryer, door to rear leading to garden.

First Floor Landing

Bedroom 1 13'2" x 10'4" (4.03 x 3.17)

Double glazed window to front, fitted radiator, over stairs built in storage.

Bedroom 2 10'5" x 7'5" (3.19 x 2.28)

Double glazed window to rear, fitted radiator.

Bathroom 11'6" x 6'9" (3.53 x 2.06)

Opaque double glazed window to rear. luxury appointed four piece suite with corner bath, chrome effect mixer taps, pedestal wash hand basin, low level w.c. corner cubicle with overhead shower, Cupboard containing a Worcester gas combination boiler serving central heating and hot water, tiled throughout.

Exterior

To the rear has a paved patio, adjoining the property, the remainder is laid to lawn with lap wood fence borders with area laid to chippings, timber shed. To the front there is a modest garden with wrought iron gate, pathway leading front door.

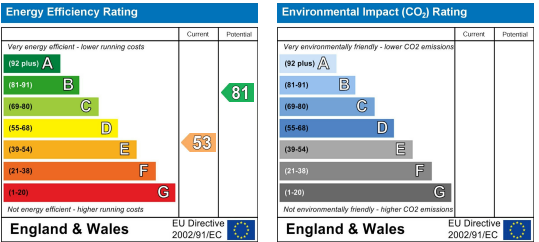
AML (Anti money laundering checks)

"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"

Area Map



Energy Efficiency Graph



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.