







# 10 Fitzroy Road, Fishponds, Bristol, BS16 3LZ

## Offers In The Region Of £550,000

HUNTERS®
HERE TO GET *you* THERE

- Highly spacious extended period 4 bedroom semi detached
- Lovely residential and sought after location
- Generous kitchen/breakfast room
- Downstairs utility room
- Large well established rear garden
- Boasting plenty of character with period features
- 3 reception rooms
- Ideal family home!
- First floor bathroom and downstairs shower room
- Off street parking

Nestled on the charming Fitzroy Road in the vibrant area of Fishponds, Bristol, this delightful house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The three well-appointed reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. This superb property is a wash with character offering many period features throughout.

To the rear of the property you will find a generous and well established garden to be able to relax and enjoy soaking up the sunshine during the day or put your feet up on those warm summer evenings.

Fishponds is a sought-after location, known for its friendly community and excellent amenities. Residents can enjoy nearby parks, shops, and schools, making it a fantastic place to call home. With good transport links to the city centre, this property offers both tranquillity and accessibility.

This house on Fitzroy Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant neighbourhood. Whether you are looking to settle down or invest, this property is sure to impress.




YEE HAW
THIS MUST BE THE PLACE

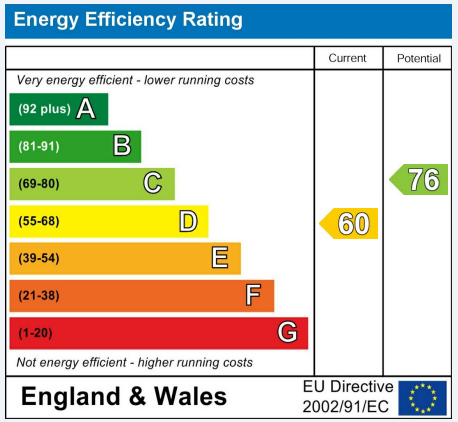



THREE CROSSES
LET'S EAT




## 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.

## 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.

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The Property Ombudsman