7 Featherstone Road, Fishponds, Bristol, BS16 2DF

Offers In Excess Of £400,000 Freehold

DW SMITH EST 19 99



- Three bedrooms
- Lounge
- Dining room
- Kitchen
- Family bathroom
- South facing rear garden
- Garage



Hallway

Living Room
14'9" x 10'11" (4.51m x 3.34m)

Dining Room
17'1" x 11'8" (5.21m x 3.56m)

Kitchen
13'11" x 6'10" (4.25m x 2.09m)

Landing
14'3" x 10'2" (4.36m x 3.10m)

Bedroom
9'8" x 9'8" (2.97m x 2.96m)

Bedroom
11'2" x 6'5" (3.41m x 1.96m)

Bathroom
6'0" x 6'0" (1.84m x 1.84m)

Garage
16'0" x 8'1" (4.89m x 2.47m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





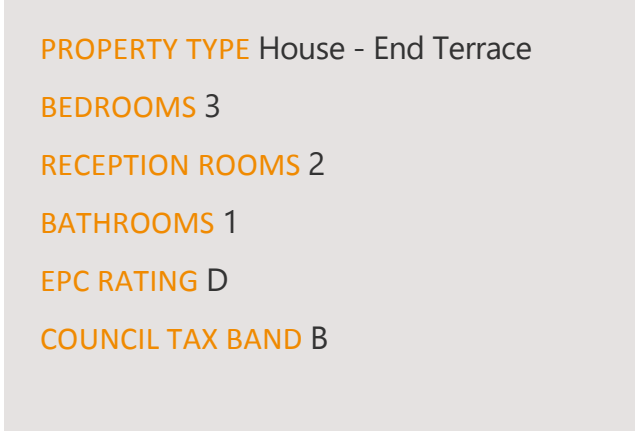
A superbly presented three bedroom family home, ideally positioned in the heart of Fishponds, with a south facing rear garden, garage, off-street parking and generously sized accommodation.

The ground floor features an entrance hall, bay fronted lounge and dining room overlooking the rear garden. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. The fully boarded loft, with power and lighting, provides excellent additional storage and could also lend itself to a home office or hobby space.

Outside, the front there is a courtyard and garage. The south-facing rear garden offers a generous lawned area with side access and direct access to the garage.

The property has recently benefited from a new roof, new boiler, double glazing, smart meter and Hive heating system.

The property previously benefited from planning permission for a two-storey side extension, which has since lapsed, providing excellent scope for future enhancement, subject to the necessary planning consents.











the location

The location is equally appealing. Fishponds High Street is just a short walk away, offering a great selection of shops, cafés and everyday amenities, while excellent bus and cycle links provide convenient access into Bristol. The motorway network is also easily accessible, and the Frome Valley and Eastville Park are close by for those who enjoy walking, cycling and outdoor pursuits.



what the owners will miss

"We've raised our three children here and have loved being part of such a warm, welcoming community. The street parties and New Year's Eve celebrations bring neighbours together, whatever their background, and have created some wonderful memories. The excellent transport links, nearby shops and schools, and beautiful parks have made it a lovely place to live. We'll miss the people and the strong sense of community most of all."

just a thought...

If you are considering living in Fishponds, the chances are like us, you may want to be within close proximity to the many popular amenities.....This house has to be up there on a short list as not only does it sit close to the shops, it is tucked away in a quiet road enjoying peaceful surroundings whilst being within comfortable striking distance form all.