

3 bedroom house in Fishponds (247,500 GBP)



Location **South West, Avon**
<https://www.freedasz.co.uk/x-271009-z>

3 Bedroom Terraced House To Let: A must see property! Deceptively spacious period home arranged over three floors. Well presented accommodation provides entrance hallway, two reception rooms, and a refitted Oak "Howdens" kitchen. The first floor landing leads to two good size bedrooms and a family bathroom. The second floor landing leads to a light and airy master bedroom and a separate shower room. Stripped period doors throughout the property. Outside is a lovely sunny south westerly facing rear garden, Access, Entrance via wooden door. Leaded light above the door. to: Entrance hall, Spindled stairs rising to the first floor. Open under stairs storage. Radiator. Dado rail. Mains smoke alarm. Cupboard housing meters. Telephone point. Door to: Lounge w: 3.05m(into recess) x l: 3.35m, Double glazed window to front aspect. Corniced ceiling. Picture rail. Feature multi burner fireplace. Radiator. Exposed wooden floorboards. Dining w: 3.35m x l: 4.57m, Double glazed window to rear aspect. Picture rail. Cabinet built into the alcove. Gas fire. Picture rail. Exposed wooden floorboards. Kitchen w: 2.13m x l: 3.66m, Two double glazed windows to side aspect. Double glazed door to rear garden. Velux window. A refitted " Howdens" kitchen. Wall and base units. Roll edge work surfaces. 1.5 stainless steel drainer unit. Mixer tap. Tiled splash backs. "Neff" built in electric double oven. Four burner "Neff" ceramic hob. Extractor fan. Intergrated slimline dishwasher. Space for washing machine. Inset spot lights. Radiator. Tiled flooring. **FIRST FLOOR:** Landing: Wooden spindled stairs rising to second floor. Double radiator. Central panel for central heating and hot water system. Exposed wooden floorboards. Mains smoke alarm. Bedroom 2 w: 3.05m x l: 3.35m, Double glazed window to front aspect. Picture rail. Exposed wooden floor boards. Radiator. Bedroom 3 w: 2.44m x l: 3.35m, Double glazed window to rear aspect. Picture rail. Cast iron fireplace. Radiator. Exposed wooden floorboards. Bathroom, Double glazed frosted window to rear aspect. White suite comprising of Panelled bath. Pedestal wash hand basin. High level WC. Large linen/storage cupboard housing hot water tank. Double radiator. Vinyl tiled effect flooring. **SECOND FLOOR:** Landing: Mains smoke alarm. Access to roof housing top up for the water cistern. Door to: Master bedroom w: 3.66m x l: 6.1m (narrowing to 2.61m), Two Velux windows, one is an escape window. Storage into the eaves. Double radiator. Feature wooden beam. Double glazed window to rear. Exposed wooden floorboards. Shower room, Double glazed window to rear aspect. Suite comprising of Roman Quadrant shower shower and tray. Close coupled WC. Pedestal wash hand basin. Bidet. Tile splash back. Extractor fan. Vinyl flooring. Outside, Rear Garden: A sunny south westerly rear garden which is enclosed by a stone wall and timber fencing. Mainly laid to lawn with a raised plant border. Seating area. Wooden shed. Access, Entrance via wooden door to: Entrance hall, Spindled stairs rising to the first floor. Open under stairs storage. Radiator. Dado rail. Mains smoke alarm. Cupboard housing meters. Door to: Lounge, w: 3.05m x l: 3.35m, Double glazed window to front aspect. Corniced ceiling. Picture rail. Feature fireplace. Radiator. Exposed wooden

floor boards. Dining, w: 3.35m x l: 4.57m, Double glazed window to rear aspect. Picture rail. Cabinet built into the alcove. Gas fire. Exposed wooden floorboards. Kitchen w: 2.13m x l: 3.66m, Two double glazed windows to side aspect. Double glazed door to rear garden. Velux window. A refitted " Howdens" kitchen. Wall and base units. Roll edge work surfaces. 1.5 stainless steel drainer unit. Mixer tap. Tiled splash backs. "Neff" built in electric double oven. Four burner "Neff" ceramic hob. Extractor fan. Intergrated slimline dishwasher. Space for washing machine. Inset spot lights. Radiator. Tiled flooring. **FIRST FLOOR:** Landing: Wooden spindled stairs rising to second floor. Double radiator. Exposed wooden floorboards. Bedroom 2, w: 3.05m x l: 3.35m, Double glazed window to front aspect. Picture rail. Exposed wooden floorboards. Bedroom 3, w: 2.44m x l: 3.35m, Double glazed window to rear aspect. Picture rail. Cast iron fireplace. Radiator. Exposed wooden floorboards. Bathroom, Double glazed frosted window to rear aspect. Suite comprising of Panelled bath. Pedestal wash hand basin. High level WC. Large linen/storage cupboard housing hot water tank. Double radiator. Vinyl tiled effect flooring. **SECOND FLOOR:** Landing: Door to: Master bedroom, w: 3.66m x l: 6.1m, Two Velux windows, Storage into the eaves. Double radiator. Feature wooden beam. Double glazed window to rear. Exposed wooden floorboards. Shower room, Double glazed window to rear aspect. Suite comprising of shower cubicle. Close coupled WC. Pedestal wash hand basin. Bidet. Tile splash back. Extractor fan. Vinyl flooring. Outside, Rear Garden: A sunny aspect rear garden which is enclosed by a stone wall and timber fencing. Mainly laid to lawn with a raised plant border. Seating.

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