



£475,000

16 Bishop Monk Avenue, Fishponds, Bristol, BS16 2FP

2 The Promenade, Bristol, BS7 8AL

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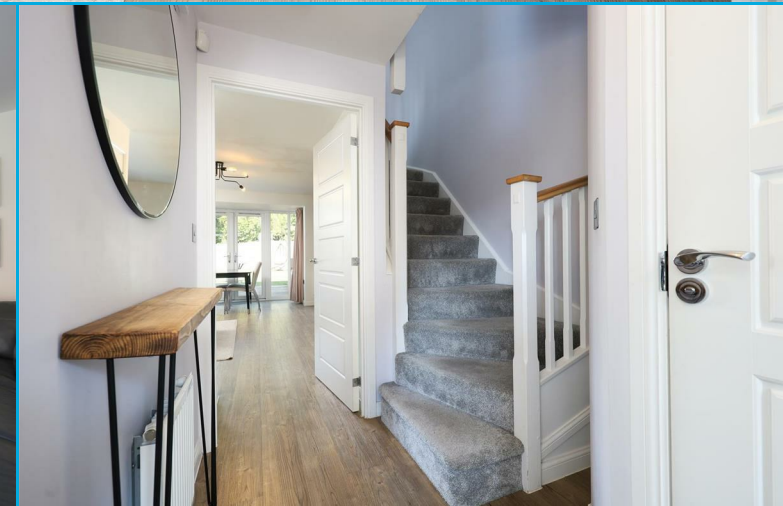
16 Bishop Monk Avenue Fishponds, Bristol, BS16 2FP

Offered for sale with no onward chain, an immaculately presented four double bedroom, three story townhouse benefitting a garage and off street parking. Bishop Monks Avenue is a popular development with a good community spirit located in easy reach of Fishponds High Street and a residents entrance to Oldbury Court Estate.

The accommodation on the ground floor comprises an entrance hall with a downstairs W/C and stairs the lead to the first floor. To the front, a light and bright kitchen that benefits from dual aspect windows, fitted with a range of modern wall and base units and integral appliances such as dishwasher, washing machine, electric oven, gas hob and cooker hood over and a fridge/freezer. To the rear, the impressive lounge/diner that spans the width of the property, with french doors that seamlessly connects to the rear garden. The room provides ample space for furnishing and benefits a storage cupboard that runs under the stairs.

Rising to the first floor, there are two double bedrooms and a Jack and Jill en-suite shower room. To the rear is the principle bedroom, spanning the full width of the property, twin double glazed windows providing a pleasant view to the rear. Access is provided to the modern en-suite shower rooms, benefitting floor to ceiling tiles, a walk-in shower cubicle, wash hand basin and W/C. To the front, another double bedroom spanning the full width of the house and triple aspect with a bay and floor to ceiling double glazed window.

The staircase leads up to the second floor to a further two double bedrooms and the bathroom. Bedroom two is the rear, with twin double glazed windows to the rear, providing ample space for furnishing throughout. To the front is bedroom four, with dual



aspect double glazed windows. Adjacent is the family bathroom, benefitting a bath with shower over, wash hand basin and W/C.

Externally, the property bears a modern facade, with a side path that provides rear access into the garden. At the rear the property benefits a sunny garden, beyond the french doors there is a decking, with raised benches and flower beds. Beyond there is artificial lawn, with access provided the garage, benefitting power and lighting with an allocated parking space in front of the garage.

16 Bishop Monk Avenue is a fantastic and spacious family home and is well located in a quiet road within Fishponds. The property is within short reach of the High Street benefits shops and restaurants such as FED, The Crafty Egg and Porto Lounge. Further, located to wonderful green spaces such as Oldbury Court Estate, Snuff Mills and Eastville Park. The house provides easy access to the M32 and M4, while there is plenty of public transport connecting to the city centre. Properties of this age and calibre are uncommon to find in the immediate area and this home is offered with no onward chain



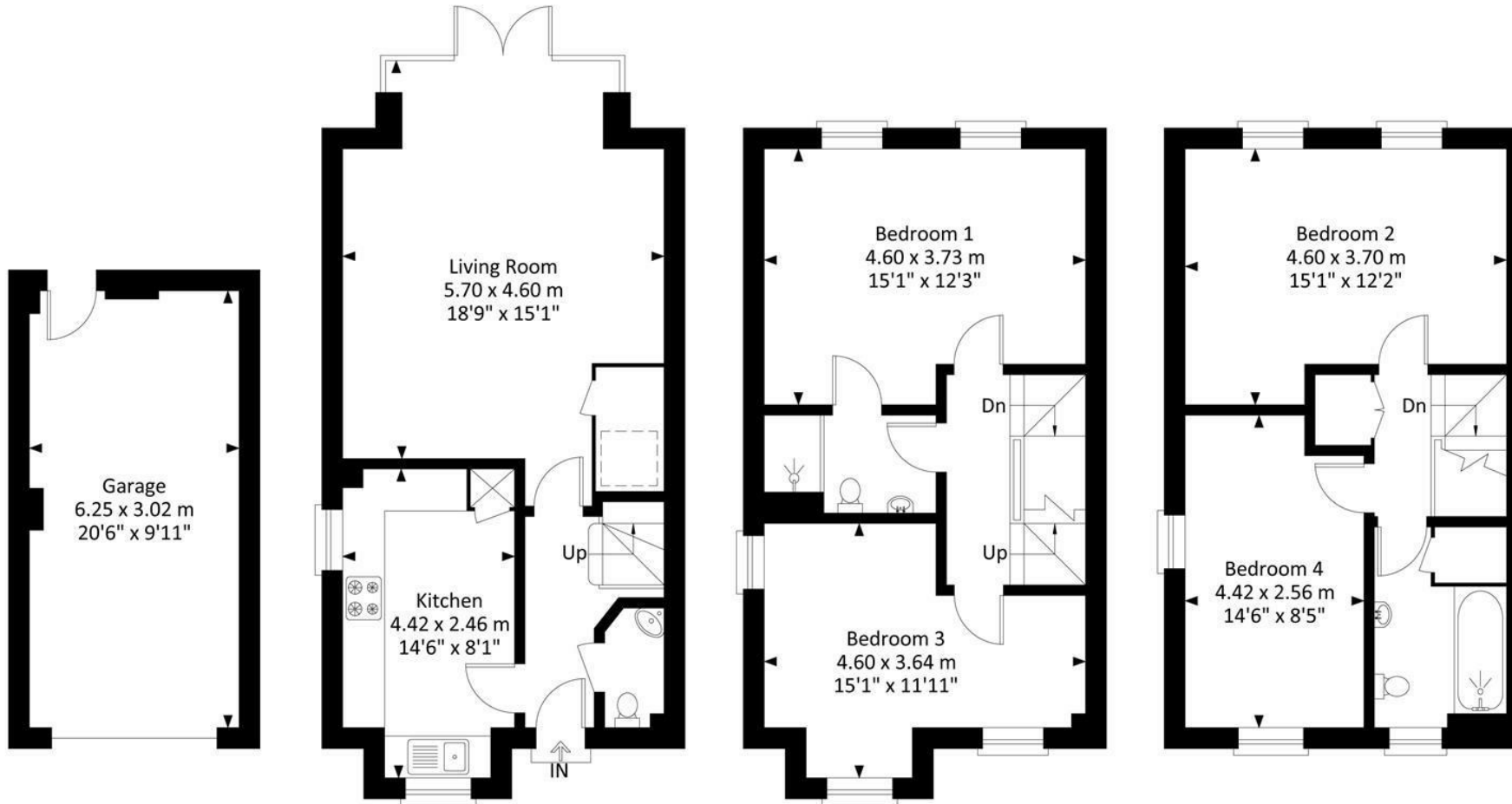


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Approximate Gross Internal Area = 120.71 sq m / 1299.31 sq ft

Garage Area = 18.87 sq m / 203.11 sq ft

Total Area = 139.58 sq m / 1502.42 sq ft



Garage

Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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