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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£165,000

1 Bedrooms

Fishponds Road, Fishponds

Holbrook Moran are delighted to present this well-presented one-bedroom ground floor flat, ideally positioned on Fishponds Road in the heart of BS16, offering a private garden, easy access to local amenities and transport links, and excellent appeal for first-time buyers or investors.

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Situated in a highly convenient Fishponds location, this well-presented one-bedroom ground floor flat enjoys a surprisingly peaceful setting, tucked away from the road whilst remaining within easy reach of the vibrant Fishponds High Street and its excellent range of shops, cafés, restaurants and transport links.

The accommodation comprises a bright and welcoming open-plan living space with a fitted kitchen, creating a practical and sociable environment for everyday living. The bedroom is a comfortable small double, while the bathroom is well-maintained and thoughtfully arranged, completing the internal accommodation.

A particular feature of the property is the private garden, providing valuable outdoor space that is ideal for relaxing, entertaining or enjoying a spot of gardening. Despite its central location, both the apartment and garden offer a quiet retreat from the hustle and bustle of nearby Fishponds Road.

Presented in good decorative order throughout, the property offers low-maintenance living and would make an excellent first home. Combining private outdoor space with a convenient location, this is a fantastic opportunity to acquire a home with broad appeal.

SITUATION

Fishponds Road is ideally located in a vibrant part of Fishponds, placing cafés, restaurants, shops and everyday amenities all within easy walking distance. The area benefits from excellent bus links into Bristol city centre, including an express service, as well as convenient access to the Bristol to Bath cycle path, making it particularly well suited for commuters. There is also a handy scooter stop directly across the road.

Nearby green spaces such as Eastville Park and Oldbury Court provide ample opportunities for outdoor leisure, from Saturday Parkrun to scenic walks through Snuff Mills. Local pubs add to the community feel, with 'The Star' pub just a five-minute walk away, known for its traditional Irish music nights, cosy fire and affordable pints. While Snuffy Jack's beer emporium sits a little further along the road.

The neighbourhood is warm and welcoming, with neighbours who look out for one another and often share home-grown fruit and vegetables in the summer and autumn. This strong sense of community, combined with good local schools and excellent transport connections, makes this an especially attractive and well-connected place to live.

Tenure: Leasehold (114 years)
Ground Rent: £200 per year
Service Charge: £245 per month

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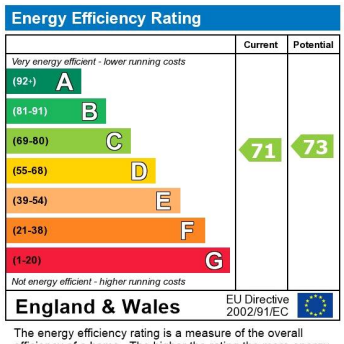
Fishponds Road, Fishponds, Bristol, BS16 3AH

Total Area: 31.5 m² ... 340 ft²



Ground Floor





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Holbrook Moran - Fishponds Branch
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