holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£315,000

2 Bedrooms

Lower Station Road, Fishponds

Holbrook Moran are delighted to bring to market this charming two-bedroom terraced home, ideally located on a quiet street just moments from Fishponds High Street and the Bristol & Bath Railway Path. Offering character, modern comforts, a wood burner and a generous garden.

Nestled on a quiet residential street just a stone's throw from the vibrant Fishponds High Street, this attractive two-bedroom terraced home offers the perfect blend of convenience, character and modern living. Ideally positioned within easy reach of local shops, cafés, restaurants and amenities, the property also enjoys excellent access to the popular Bristol & Bath Railway Path, making it an ideal choice for commuters, cyclists and outdoor enthusiasts alike.

Well presented throughout and maintained to a good standard, the home combines contemporary comforts with charming period features, creating a warm and welcoming atmosphere. A particular highlight is the cosy wood-burning stove, which provides a wonderful focal point and enhances the property's character.

Entering the property, you are welcomed into a bright and comfortable lounge situated at the front of the house. This inviting reception room is full of character and provides the perfect place to relax.

From here, a central hallway leads through to the spacious dining room, offering an excellent space for entertaining, family meals or home working. The dining room benefits from a charming wood-burning stove, creating a cosy and inviting atmosphere while serving as an attractive focal point to the room. The dining room flows naturally into the kitchen at the rear of the property, which is fitted with a range of modern units and provides ample workspace and storage. Beyond the kitchen, a rear lobby leads to the contemporary ground-floor bathroom.

Upstairs, the first floor offers two generous double bedrooms, both well proportioned and filled with natural light. The principal bedroom spans the full width of the property to the rear, while the second double bedroom overlooks the front aspect.

Externally, the property benefits from a well-proportioned rear garden, providing plenty of space for outdoor dining, gardening and enjoying the warmer months. The garden complements the internal accommodation perfectly and offers a private outdoor retreat.

This delightful home offers an excellent opportunity for first-time buyers, professionals or investors seeking a characterful property in one of Bristol's most popular and well-connected neighbourhoods.

SITUATION

Situated in the heart of Fishponds, Lower Station Road enjoys a highly convenient location close to a wide range of amenities. Fishponds High Street is within easy walking distance, offering an excellent selection of shops, supermarkets, cafés and restaurants. The area is well served by highly regarded schools and benefits from attractive green spaces including Oldbury Court Estate, Snuff Mills and Fishponds Park. Excellent transport links, with regular bus services to Bristol City Centre, UWE and Temple Meads, together with easy access to Bristol Parkway and the motorway network, make this an ideal location for families, professionals and commuters alike.

Tenure: Freehold

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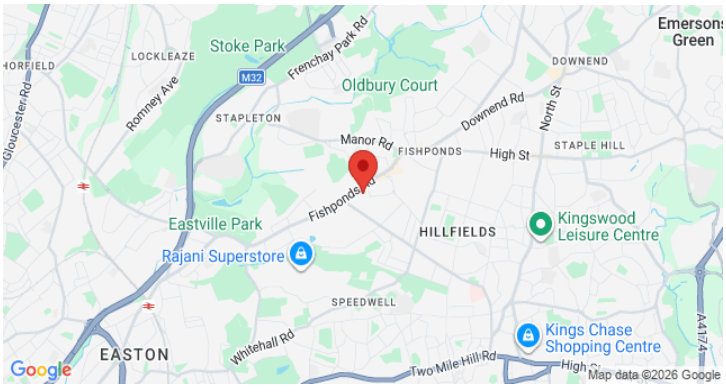


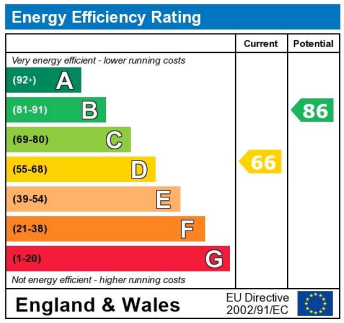




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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