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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£410,000

3 Bedrooms

Grove Road, Fishponds, Bristol

Charming, Victorian terrace house on Grove Road, Fishponds, offering well-proportioned accommodation arranged over two floors. The property combines attractive period character with a practical layout, a rear extension and a particularly appealing south-facing garden.

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Holbrook Moran are delighted to present this charming, period, double bay fronted terrace house on Grove Road, Fishponds, offering well-proportioned accommodation arranged over two floors. The property combines attractive period character with a practical layout, a rear extension and a particularly appealing south-facing garden. A notable feature throughout is the abundance of natural light, enhanced by the property's large windows and generous proportions, creating a bright and welcoming feel.

Upon entering, the welcoming hallway leads through to the spacious lounge, featuring a large bay window to the front which floods the room with natural light, before continuing into the extended kitchen/diner. The kitchen/diner provides a generous social space with ample room for a dining table and direct access to the rear garden, making it an ideal area for family life and entertaining. Large windows and the rear aspect further enhance the sense of light and space. A useful study is also positioned on the ground floor, offering a versatile space for home working or additional living accommodation.

To the first floor are three bedrooms, including two well-proportioned bedrooms and a further third bedroom, alongside a family bathroom. The accommodation offers flexibility for families, couples or those requiring dedicated workspace, with the large windows continuing to bring plenty of natural light into the first-floor rooms.

Externally, the property benefits from an attractive enclosed south-facing rear garden, providing a private and enjoyable outdoor space with a mixture of patio and planted areas. The garden is well suited to outdoor dining, entertaining and family use, while its southerly orientation complements the home's naturally bright interior.

The current owner has particularly enjoyed the lifestyle the property and location have provided, describing it as a great family home and highlighting the fantastic access to green space, local schools and amenities. The nearby cycle path has been regularly used for both family leisure and commuting into the city, while the excellent bus services provide convenient access to Bristol city centre and Southmead Hospital. The well-established local community is another real benefit, with a neighbouring WhatsApp group providing a great way for residents to share recommendations, local events and even items such as tools and locally produced honey.
The owner also particularly recommends the nearby local pubs, including The Star, which offers weekly live music and its own brewed beer, as well as The Greyhound.

Situation

Grove Road is ideally positioned within easy reach of a variety of local amenities and green spaces. The Frome Valley and popular Snuff Mills river walk are approximately five minutes away, providing an excellent choice for walks, running and family days out. Thingwall Park allotments are also within a short walk and offer outstanding views across Purdown and beyond.

Fishponds Road is close by, providing a wide range of shops, supermarkets, cafés, restaurants, takeaways and pubs, while several popular local establishments are within easy reach. Local primary schools are also nearby, making the location particularly appealing to families.

For those commuting or enjoying cycling, the Bristol to Bath cycle path is just a short distance away, providing a convenient route towards the city centre. Regular bus services offer direct access into Bristol city centre and Southmead Hospital, while excellent road links provide easy access to Junction 2 of the M32.

Overall, this is a well-positioned period home offering spacious and versatile accommodation, a lovely south-facing garden and excellent access to local amenities, green spaces, transport links and the wider city, with the added benefit of a strong and welcoming local community.

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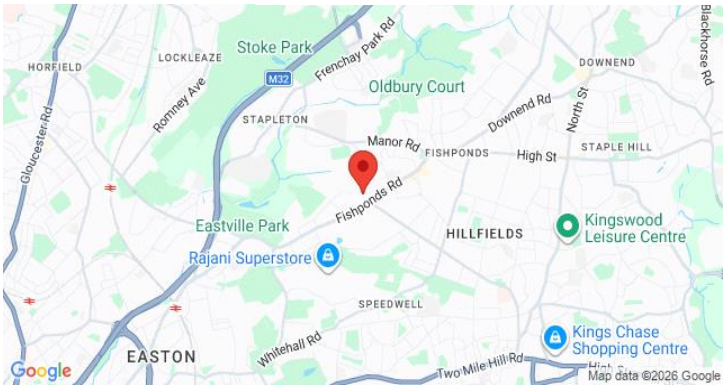


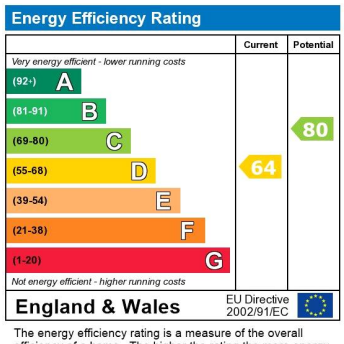




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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