holbrook moran estate agents

Tel: 0117 965 0099
Email: fishponds@holbrookmoran.co.uk

746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£385,000

3 Bedrooms

Mayfield Park North, Bristol

Holbrook Moran are delighted to bring to market this charming three bedroom Victorian end terraced home, featuring a generous rear garden with afternoon sunshine, private driveway, lean to garage, development potential and offered to the market chain free.

Situated on the highly desirable Mayfield Park North, this attractive three-bedroom Victorian end terraced property offers a fantastic opportunity to acquire a characterful family home in a particularly peaceful and sought after location.

On entering the property, you're welcomed into the entrance hall, which provides access to the principal living accommodation, with stairs rising to the first floor.

To the front of the property is the generously proportioned lounge, a comfortable and welcoming reception room with plenty of space for seating and furniture.

Moving through the property, you arrive at the impressive kitchen and dining room. This fantastic sized space provides ample room for a well-equipped kitchen alongside a good-sized dining table, making it a natural hub of the home. There's also access through towards the rear of the property, creating a lovely connection with the garden.

Heading upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is particularly well proportioned, while the two further bedrooms offer useful flexibility and could comfortably accommodate children, guests, a home office or dressing room. The floor is completed by the family bathroom.

The rear garden is undoubtedly one of the property's standout features. The garden benefits from afternoon sunshine and offers an excellent amount of outdoor space, with plenty of room for children to play, entertaining, gardening or simply relaxing. There's also scope to landscape the garden to suit individual requirements.

Outside, the property benefits from a private driveway and a substantial lean-to garage, providing valuable storage as well as potential for extending or further developing the property, subject to the necessary planning permissions.

With its generous accommodation, superb rear garden, off road parking and genuine potential to add further value, this is a home with plenty to offer. Importantly, the property is being offered to the market chain free, presenting an excellent opportunity for buyers looking for a smoother and potentially quicker move.

SITUATION

Mayfield Park North is situated in the popular Fishponds area of Bristol, offering convenient access to a good range of local amenities, schools and green spaces.

Local shops, cafés and restaurants can be found along nearby Fishponds Road, with supermarkets and everyday conveniences close at hand. The area is well served by regular bus services providing easy access to Bristol city centre and surrounding areas, while Stapleton Road and Lawrence Hill railway stations offer further transport links.

There is a good selection of schools nearby, including primary and secondary options, making the area well suited to families. For leisure, Ridgeway Road Playing Fields, Coombe Brook Valley, Eastville Park and the Bristol & Bath Railway Path are all within easy reach, providing excellent opportunities for walking, cycling and outdoor recreation.

The property also benefits from convenient road connections to Bristol city centre and the wider motorway network.

Tenure: Freehold

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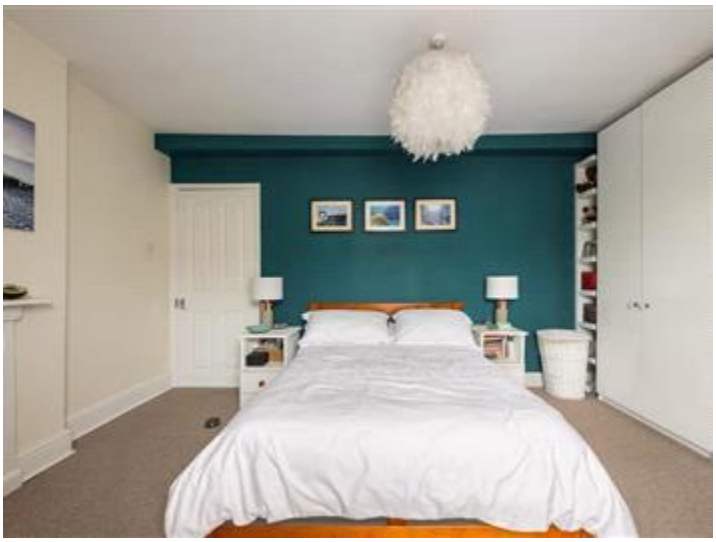














































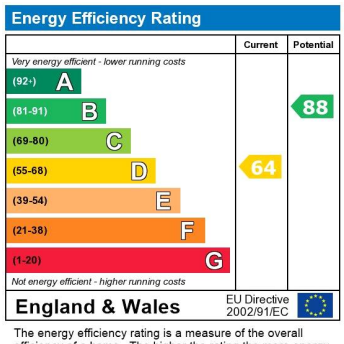




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Holbrook Moran - Fishponds Branch
746 Fishponds Road, Fishponds, Bristol BS16 3UA
Tel: 0117 965 0099 Email: fishponds@holbrookmoran.co.uk
Website: https://www.holbrookmoran.co.uk