holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



Offers Over £300,000

2 Bedrooms

The Rear House, Staple Hill Road, Bristol

Holbrook Moran are delighted to present this charming two-bedroom home on Staple Hill Road, Fishponds. Set back from the main road and offered with no onward chain, the property boasts a great garden, generous accommodation and the rare benefit of two parking spaces.

The Rear House

Tucked away from the main road yet conveniently close to the high street and all that Fishponds has to offer, The Rear House is a charming and characterful home that offers a peaceful setting while remaining wonderfully well connected.

Upon entering, the welcoming entrance hall provides access to the principal rooms, with the spacious lounge offering a comfortable main reception space. The room is further enhanced by a gas fire, creating a wonderfully cosy and inviting retreat, particularly on cooler evenings. There is also a separate dining room, creating a versatile second reception area which could be used for dining, working from home or simply relaxing.

The kitchen is well proportioned and enjoys plenty of natural sunlight, with access towards the rear of the property. A family bathroom completes the ground floor accommodation.

Upstairs are two well-sized bedrooms, both offering good proportions and natural light, with the principal bedroom particularly benefiting from plenty of sunshine. The property also benefits from a large, fully boarded loft, providing excellent additional storage space.

Outside, the south-facing rear garden is a particular highlight. A beautiful and peaceful garden, it provides a private space to sit and enjoy the outdoors while attracting plenty of wildlife. The property also benefits from two parking spaces, an excellent and highly desirable feature for a home in such a convenient Fishponds location.

Despite being close to the high street, the property enjoys a surprisingly quiet and tucked-away position, set back from the main road. There is also a strong sense of community, with friendly neighbours adding to the welcoming feel of the area.

Overall, The Rear House is a lovely home combining character and cottage-style charm with surprisingly good accommodation, plenty of natural light, a cosy wood-burning stove, a beautiful south-facing garden, excellent storage and two parking spaces. The property is also being sold chain free, making it an appealing option for buyers looking for a straightforward purchase. It would make an excellent choice for first-time buyers, couples or anyone looking for a peaceful home with a real sense of community, while still being within easy reach of Fishponds' amenities.

SITUATION

Staple Hill Road, sits in the Staple Hill / Fishponds area of Bristol, with good transport via regular bus routes into the city centre and surrounding suburbs, as well as walking/cycling access via the Bristol & Bath Railway Path. Local amenities include shops, cafés and services along Staple Hill High Street and Broad Street. Green space is close by, notably Page Park and Hillfields Park. Education options are plentiful: there are nearby primary schools such as Staple Hill Primary, Fishponds C.E., plus secondary schools like Downend, Mangotsfield and John Cabot Academy within a short drive. One of the leisure amenities in the area is Kingswood Active Lifestyle Centre (sometimes referred to in context as Soundwell Leisure Centre), based on Church Road, Staple Hill, offering swimming, gym facilities and more, which adds to the community leisure provision.

Tenure: Freehold















































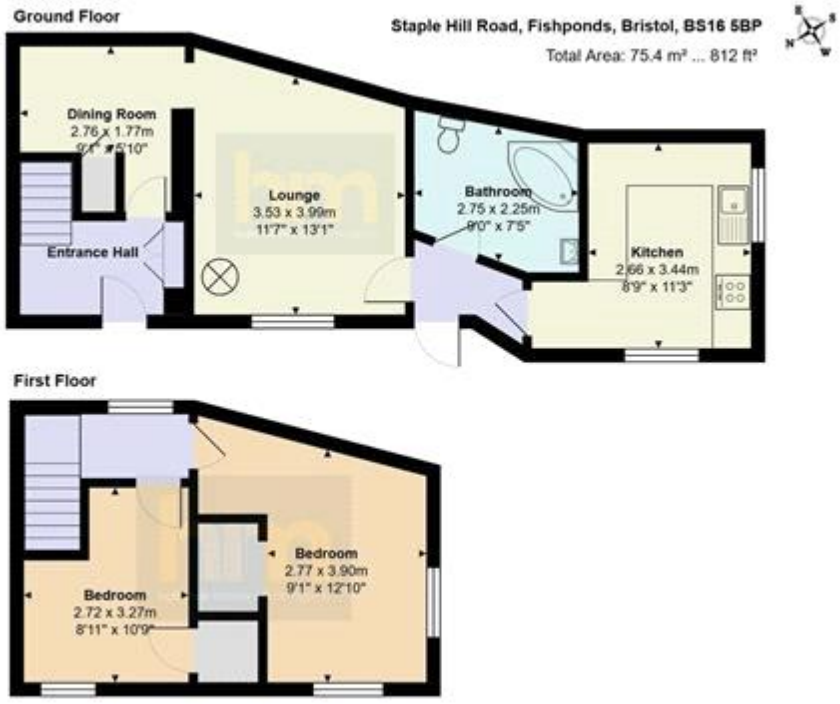




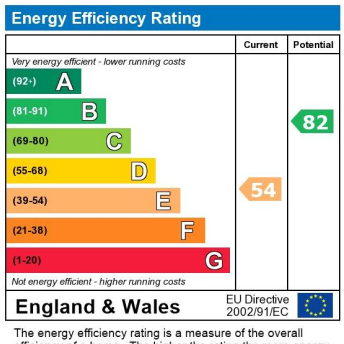




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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