holbrook moran estate agents

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283 Church Road
Redfield
Bristol
BS5 9HT



£450,000

4 Bedrooms

Fishponds Road, Eastville, Bristol

Holbrook Moran are delighted to present this substantial four-bedroom home in Eastville. Offered with no onward chain, the property boasts large bedrooms, multiple reception rooms, a large rear garden, private driveway and an abundance of original character features.

The ground floor offers a particularly generous layout, with three separate reception rooms providing plenty of flexibility for modern family living. The main lounge sits to the front of the property, alongside a further reception room which could be used as a dining room, playroom or home office. A third reception room is positioned towards the rear, giving buyers plenty of options depending on their requirements.

Throughout the reception rooms, the property retains some wonderful original period features, including ornate cornicing, original fireplaces and other character details which add real charm and individuality. These features provide an excellent starting point for buyers looking to restore and enhance the property's original character while introducing their own style.

The kitchen is a good size and is accompanied by a separate utility room, with additional storage areas and a WC further adding to the practical nature of the accommodation.

Upstairs, the property really comes into its own, with four exceptionally spacious bedrooms. The bedrooms are all generously proportioned, providing excellent flexibility for a growing family, guests, working from home or those simply wanting plenty of space. A family bathroom completes the first floor.

Outside, the property benefits from a large rear garden, offering plenty of room for seating, entertaining and creating a fantastic outdoor space. To the front, there is the added benefit of a private driveway, providing valuable off-street parking.

The property is in need of modernisation, but this is reflected in the opportunity on offer. With its impressive overall size, large rooms, excellent layout and wealth of original features, there is considerable scope for a buyer to update and improve the property to their own taste whilst retaining and showcasing the character that makes this home so appealing.

Located on Fishponds Road, the property is well placed for the wide range of shops, cafés, restaurants and everyday amenities found along Fishponds Road, while Eastville Park and Bristol City Centre are also within easy reach.

Offered with no onward chain, this is a substantial period home with fantastic proportions, impressive original character and excellent potential. An internal viewing is highly recommended to fully appreciate the scale, features and possibilities on offer.

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.

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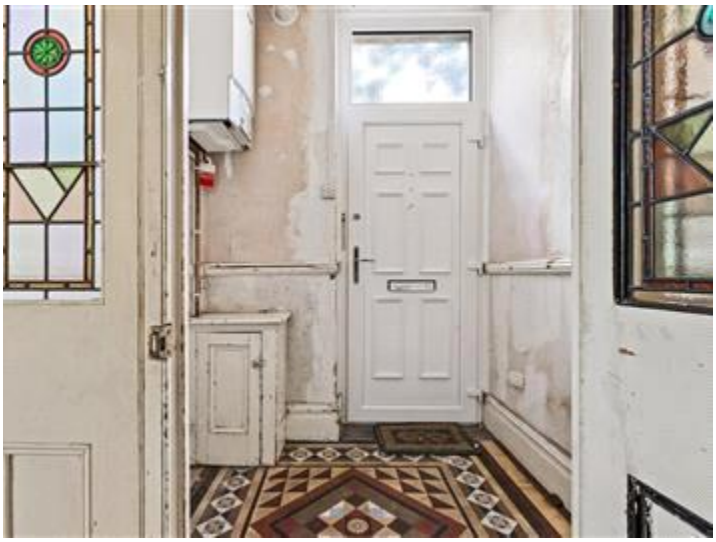


























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Viewing by appointment only
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