# holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA




£215,000

3 Bedrooms

## Birch House, Lawn Road, Bristol

Holbrook Moran are delighted to present this light and bright first-floor flat offering three well-proportioned bedrooms, communal parking and great potential. Offered with no onward chain!

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"This roomy first-floor flat offers well-balanced accommodation with excellent potential for modernisation. It is offered to the market with no onward chain. Access is via a door entry system, which ensures privacy and security.

The accommodation is arranged around a central hallway with useful storage. It has a spacious lounge, which comfortably accommodates both sitting and dining areas and benefits from a sunny aspect. A newly installed double-glazed window (November 2025) enhances natural light and comfort. The adjacent kitchen is in need of updating (hence the competitive price of the flat). It has a pleasant outlook to the south. .
There are three bedrooms, all enjoying outlooks onto the communal garden and neighbouring gardens beyond. The bathroom has been fitted with a new shower (September 2025).

Externally, residents benefit from communal parking, access to communal residents' garden with access to washing lines, and a useful private shed providing storage for bicycles and other items.

The flat is situated on a quiet road yet remains conveniently close to local shops, bus routes and the open green spaces of the Oldbury Court Estate, ideal for walks, recreation and family activities.

While this flat would benefit from some refurbishing, it presents a great opportunity for buyers seeking an apartment with generous room sizes, lots of light, and the chance to add their own stamp on a
property.

SITUATION
A short stroll to nearby green spaces including Oldbury Court Estate and Fishponds Park, both offering riverside walks, open lawns and play areas. The property is conveniently located within easy reach of Fishponds High Street, which features a wide array of local shops, cafes, restaurants and amenities. Excellent commuter routes provide access into Bristol city centre, with regular bus services nearby, while the Bristol to Bath Cycle Path is also close at hand and popular for both leisure and commuting. The property offers straightforward access to the M32, linking to the M4 and M5 motorway networks, making it ideal for commuters.

Tenure: Leasehold (92 years)
Ground Rent: £10 per year
Service Charge: £700 per year

































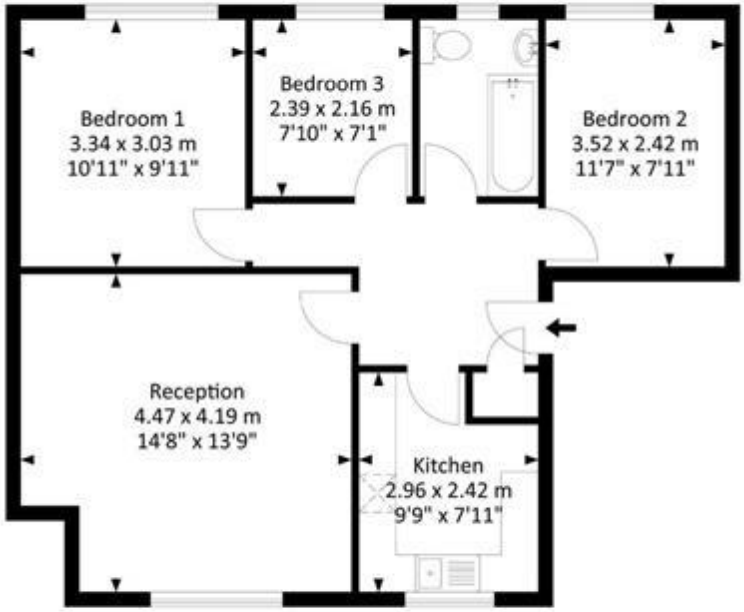






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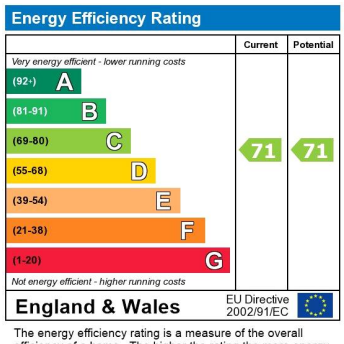
**3 Birch House, Lawn Road, Bristol, BS165BN**
Approx. Area 664.60 Sq.Ft - 61.70 Sq.M




First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.




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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