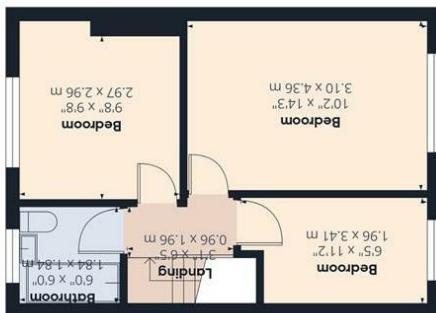




Approximate total area
1009 ft²
93.6 m²

only.

(1) Excluding balconies and terraces

Garage

16'0" x 8'1" (4.89m x 2.47m)

Bathroom

6'0" x 6'0" (1.84m x 1.84m)

Bedroom

11'2" x 6'5" (3.41m x 1.96m)

Bedroom

(2.97m x 2.96m) 8,6" x 8,6"

Bedroom

 $14'3'' \times 10'2'' (4.36\text{m} \times 3.10\text{m})$

Landung

13'11" x 6'10" (4.25m x 2.09m)

Kitchen

17'1" x 11'8" (5.21m x 3.56m)

Dining Room

14'9" x 10'11" (4.51m x 3.34m)

Living Room

Hallway



Offers In Excess Of £425,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A superbly presented three bedroom family home, ideally positioned in the heart of Fishponds, with a south facing rear garden, garage, off-street parking and generously sized accommodation.

The ground floor features an entrance hall, bay fronted lounge and dining room overlooking the rear garden. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. The fully boarded loft, with power and lighting, provides excellent additional storage and could also lend itself to a home office or hobby space.

Outside, the front there is a courtyard and garage. The south-facing rear garden offers a generous lawned area with side access and direct access to the garage.

The property has recently benefited from a new roof, new boiler, double glazing, smart meter and Hive heating system.

The property previously benefited from planning permission for a two-storey side extension, which has since lapsed, providing excellent scope for future enhancement, subject to the necessary planning consents.



the location

The location is equally appealing. Fishponds High Street is just a short walk away, offering a great selection of shops, cafés and everyday amenities, while excellent bus and cycle links provide convenient access into Bristol. The motorway network is also easily accessible, and the Frome Valley and Eastville Park are close by for those who enjoy walking, cycling and outdoor pursuits.

what the owners will miss

"We've raised our three children here and have loved being part of such a warm, welcoming community. The street parties and New Year's Eve celebrations bring neighbours together, whatever their background, and have created some wonderful memories. The excellent transport links, nearby shops and schools, and beautiful parks have made it a lovely place to live. We'll miss the people and the strong sense of community most of all."

just a thought...

If you are considering living in Fishponds, the chances are like us, you may want to be within close proximity to the many popular amenities.....This house has to be up there on a short list as not only does it sit close to the shops, it is tucked away in a quiet road enjoying peaceful surroundings whilst being within comfortable striking distance form all.