



## 14 Grove Park Road, Bristol, BS4 4JJ

**£465,000**

Situated in the heart of Brislington, this delightful terraced house on Grove Park Road offers a perfect blend of comfort and modern living. Spanning an impressive 1,219 square feet, and benefitting from a loft conversion, the property boasts three well-proportioned bedrooms with one having an additional ensuite, making it an ideal home for families or those seeking extra space. The living accommodation is just as generous, with two good sized reception rooms, and a light and spacious kitchen/breakfast room, making a perfect space for family meals or entertaining guests. Another highlight is the utility room which adds to the practicality of the house.

The location is particularly appealing, with Brislington offering a vibrant community atmosphere and a range of local amenities. Residents can enjoy easy access to parks, shops, and good schools, making it a desirable area for families and professionals alike.

This property presents an excellent opportunity for those looking to settle in a well-connected and friendly neighbourhood. With its spacious interiors and prime location, this terraced house on Grove Park Road is a must-see for anyone seeking a new home in Bristol.



### Entrance Vestibule

### Hallway



### Utility Room/WC

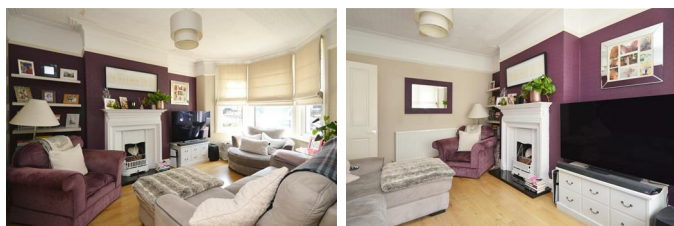
6'6 x 5'10 (1.98m x 1.78m)



### Storage/Study Space

### Sitting Room

15'1 x 10'11 (4.60m x 3.33m)



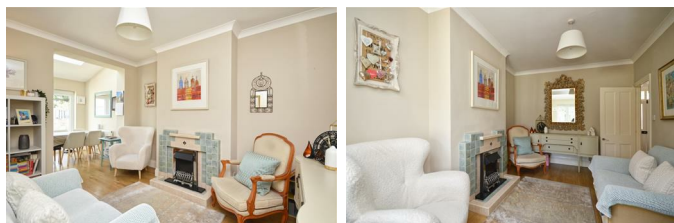
### Landing

16'4 x 5'5 (4.98m x 1.65m)



### Dining Room

13'1 x 9'10 (3.99m x 3.00m)



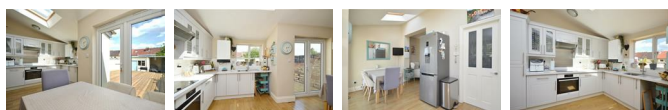
### Master Bedroom

15'2 x 11'11 (4.62m x 3.63m)



### Kitchen/Breakfast Room

15'10 x 10'10 max (4.83m x 3.30m max)



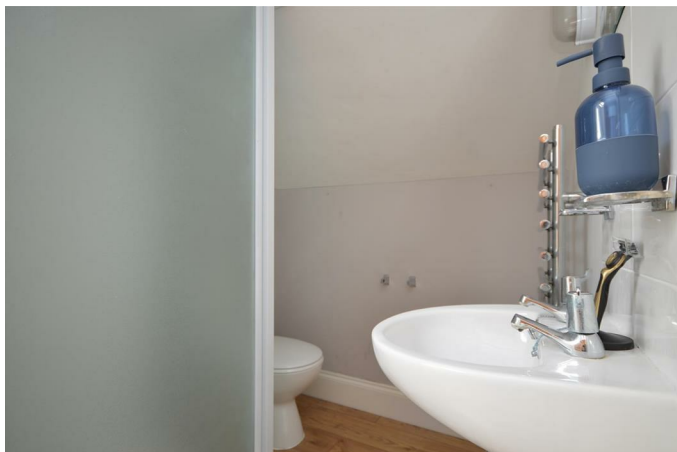
### Bedroom Two

13'1 x 10'11 (3.99m x 3.33m)



### Ensuite Shower Room

5'5 x 5'7 (1.65m x 1.70m)



### Bathroom

9'7 x 5'3 (2.92m x 1.60m)



### Rear Garden



### General

The land is subject to a yearly rentcharge of £3.50

### Bedroom Three/Loft Room

11'1 x 10'4 (3.38m x 3.15m)

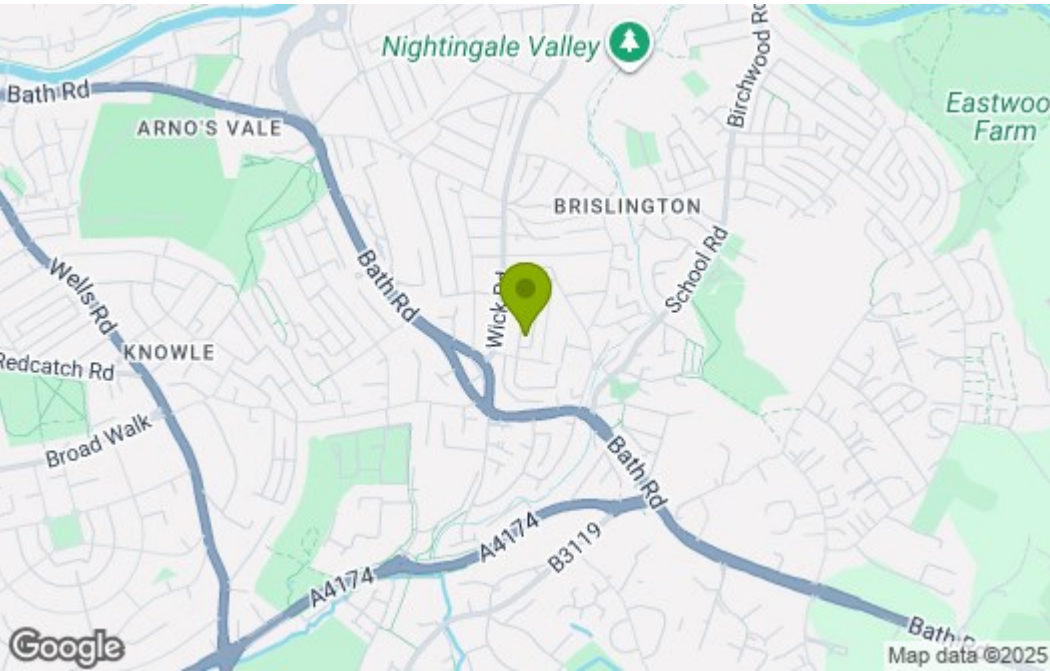




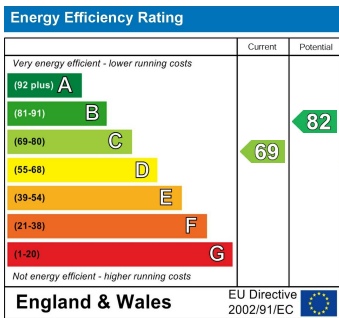
Floor Plan



Area Map



Energy Efficiency Graph



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