



MAGGS
& ALLEN

2 FISHPONDS ROAD
EASTVILLE, BRISTOL, BS5 6SA
Guide Price £260,000

A characterful, two double bedroom apartment making up part of a large period conversion on the corner of Fishponds Road. Offering generous accommodation and a private courtyard.

Ground Floor

From Fishponds Road, a wooden front door opens into a useful vestibule with hanging space for coats. A further internal door opens into a generous open-plan living area with high ceilings, large bay window to front and black quartz effect floor tiles throughout the entire space. Having historically served as a restaurant, this space can comfortably accommodate a lounge area, as well as a dining table. The kitchen is fitted with a matching range of wall and base mounted units with black high gloss fronts and marble effect work surfaces, and includes integrated appliances such as a fridge/freezer, washing machine, electric oven, hob with extractor over and stainless steel sink with drainer. Next to the kitchen, a door leads into a large bathroom with a white four-piece suite comprising a floating toilet, sink with vanity unit, large shower cubicle and jacuzzi bath. The bathroom also holds enough space for a utility area, which currently houses a tumble dryer and storage cupboards.

A short set of stairs set centrally within the living space rise to the first floor landing.

First Floor

The landing provides access to two generous double bedrooms. A uPVC door opens externally from the landing to the private courtyard.

Externally

Via the first floor landing, a metal staircase descends to a private rear courtyard which is currently laid to patio, but holds vast potential and offers a clean slate.

Location

Eastville is a vibrant and diverse suburb known for its blend of residential and green spaces, and offers a relaxed, suburban atmosphere while being just a short distance from the bustling city centre. The area is home to a mix of Victorian and 20th-century housing, giving it a charming, historic feel with plenty of modern amenities.

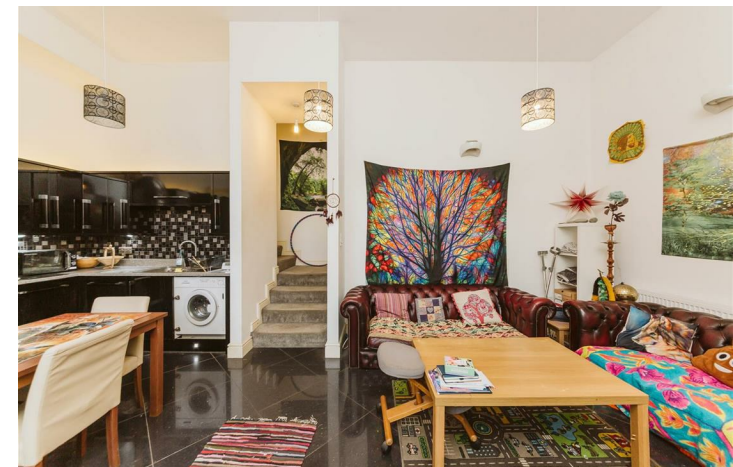
A key feature of Eastville is its proximity to Eastville Park, a large green space that provides residents and visitors with scenic walking paths, recreational facilities, and a peaceful spot to relax. The park also hosts a range of local events and outdoor activities, making it a popular destination for families.

Eastville benefits from good transport links, with easy access to the M32 motorway and frequent bus services connecting the area to the city centre and beyond. The suburb is also within reach of local shops, schools, and community centers, adding to its appeal as a family-friendly neighborhood.

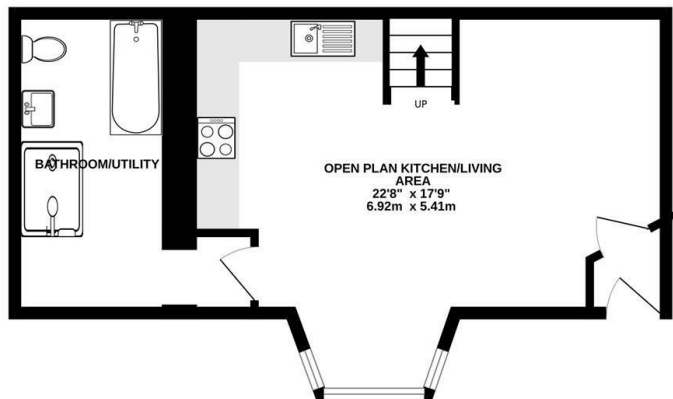
Tenure

We understand the property is leasehold.

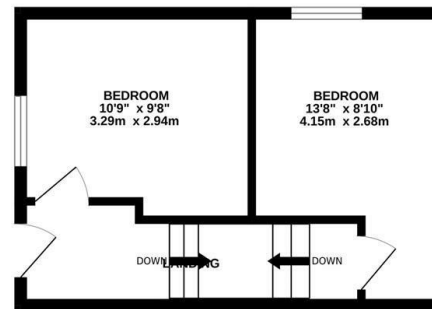
Service charge is £380 quarterly, and the remainder of the lease is 987 years.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

- Two double-bedroom, ground floor apartment
- Characterful building
- Generous, open-plan accommodation
- Large bathroom with utility area
- Private rear courtyard
- Convenient and ever-popular location

Guide Price: £260,000

Tenure: Leasehold

Council Tax Band: C

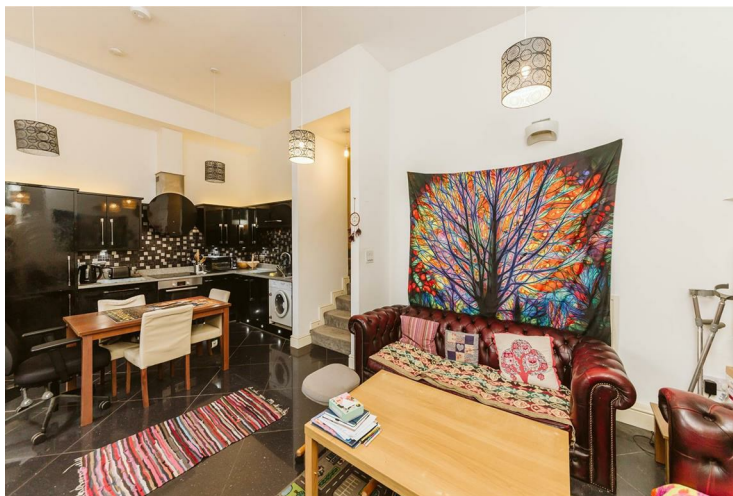
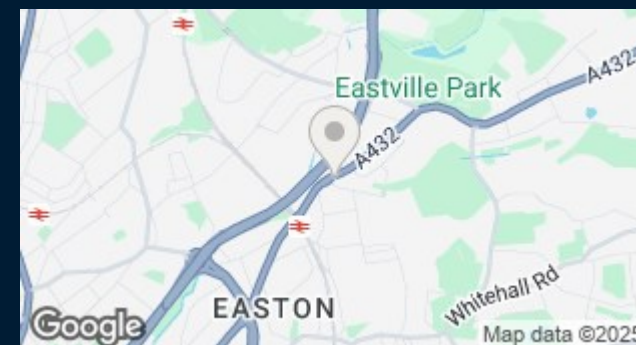
EPC Rating: C

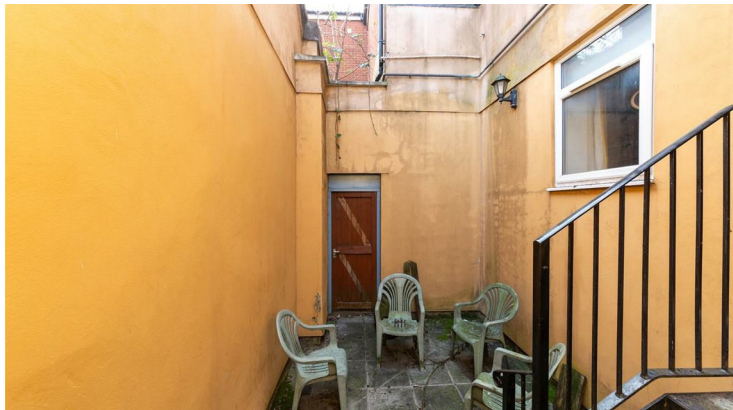
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.