





**SNOWDON ROAD**

**FISHPONDS, BRISTOL, BS16 2EJ**

**£375,000**



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## Ground Floor

### Hall

**Lounge**  
13'1 x 11'1

**Dining Room**  
9'10 x 9'0

**Kitchen**  
13'1 x 8'4

**Conservatory**  
8'7 x 8'4

## First Floor

### Landing

**Bedroom**  
11'5 x 9'5

**Bedroom**  
10'2 x 9'5

**Bedroom**  
8'8 x 7'8

**Bathroom**  
5'9 x 5'8

## Second Floor

### Landing

**Bedroom**  
18'10 max x 13'6 max

### External

### Garden

2 x Store



M Coleman Estate Agents are delighted to present this impressive four bedroom Victorian mid-terrace home, ideally situated along the ever popular Snowdon Road in Fishponds. Arranged over three floors this charming property blends period character with practical modern living, offering generous and versatile accommodation throughout.

The ground floor welcomes you via an entrance hall leading into a spacious open plan lounge and dining area, both enhanced by exposed wooden floorboards that add warmth and character. To the rear, the property has been thoughtfully extended to create a farmhouse-style kitchen, fitted with a range of wall and base units complemented by tiled work surfaces. There is space for a Rangemaster style cooker, tall fridge/freezer, dishwasher and washing machine, while the adjoining conservatory provides an ideal additional seating or dining area overlooking the garden.

On the first floor, there are three well-proportioned bedrooms including two comfortable doubles and a single room currently utilised as a study. The family bathroom is also located on this level and comprises a white three-piece suite with shower over the bath.

The second floor hosts a further generous double bedroom, enhanced by a dormer extension and Velux windows that flood the space with natural light, creating a bright and airy retreat.

Externally, the property benefits from a low maintenance rear garden designed with a variety of seating areas and two useful storage sheds. There is pedestrian and bicycle access via a rear lane which also offers the scope to reinstate off road parking.

Conveniently positioned close to the vibrant amenities of Fishponds Road, the property enjoys easy access to an array of shops, cafés and eateries, along with excellent transport links to Bristol City Centre and beyond.

