



56

# Grove Park Terrace, Bristol, BS16 2BN

£208,950



Nestled in the charming Grove Park Terrace, this delightful garden flat in Fishponds, Bristol, offers a unique blend of period character and contemporary style. With one spacious reception room and a beautifully designed bedroom, this property is perfect for those seeking a comfortable and inviting home. As you enter, you will be greeted by a lovely atmosphere that permeates throughout the flat, showcasing its period features while incorporating sympathetic modern touches. The feature living space boasts a hand-painted kitchen, ideal for culinary enthusiasts and social gatherings alike. The flat also includes a private courtyard garden, providing a serene outdoor retreat, complete with a convenient store and side access. This outdoor space is perfect for enjoying a morning coffee or hosting friends on a warm summer evening. The eye-catching bedroom is a true highlight, featuring an en-suite dressing room that can easily double as a home office, along with a generous walk-in wardrobe. This thoughtful design maximises space and functionality, catering to the needs of modern living. Situated in a desirable backwater, the property benefits from a strong community vibe, making it an ideal location for those who appreciate a friendly neighbourhood. You will find yourself just a stone's throw away from the bustling Fishponds High Street, where a variety of shops, cafes, and amenities await. Additionally, the flat is conveniently located near Thingwall Park, offering easy access to open green spaces for leisurely strolls or outdoor activities. The current owners are keen to move, presenting a wonderful opportunity for prospective buyers to secure this charming flat in a sought-after area. Don't miss your chance to experience the warmth and character of this delightful home.



## Entrance

Side entrance door into...

## Hall

Radiator, fitted coat hooks, feature laminate wood grain effect floor, electric fuse box, door into...

## Open Plan Arranged Living Room/Kitchen 16'1" x 15'10"

Maximum overall into a UPVC double glazed bay window, a stunning room with atmosphere and character. Former fireplace opening with a marble hearth, plate rail, feature laminate wood grain effect floor, hand painted wall and floor storage cupboards with decorative handles to incorporate an integrated fridge, built in oven with inset gas hob, overhead extractor, single bowl stainless steel sink unit, splash back tiling, rolled edged working surfaces, cupboard containing a Viessmann wall mounted gas fired boiler for domestic hot water and central heating, two radiators, additional UPVC double glazed window to front, door into...

## Inner Hall

Radiator.

## Bathroom 6'9" x 5'4"

Fitted with a white suite of panelled bath, low level WC and wash basin, fitted Mira shower unit over bath with shower screen alongside, ceiling extractor, fully tiled walls, feature vinyl flooring, heated towel rail.

## Bedroom One 10'9" x 9'1"

Radiator, UPVC double glazed French doors leading onto the garden, lovely outlook onto same, door into...

## Walk-In Wardrobe 6'0" x 4'10"

Radiator, consertina doors into...

## Home Office/En-Suite Dressing Room 6'10" x 5'7"

Dual aspect UPVC double glazed windows to side and rear with lovely outlook onto the rear garden, radiator.

## Exterior

The property benefits from the shared ownership of the modest front garden with decorative gravelled surfaces standing inside a natural stone boundary wall. The larger and exclusive rear garden is owned exclusively by the ground floor flat owner and provides a lovely courtyard space with a high degree of privacy and benefits from a desirable West facing aspect standing within natural stone boundary walls enclosing a generous paved patio with raised

stone edge borders stocked with an imaginative display of flowering plants, climbers and shrubs.

## Bike/Outside Store 7'9" x 3'0"

Plumbing for washing machine, fitted work surface, side pedestrian gate leading to the front of the property.

## Tenure

Understood to be the remainder of a 999 year lease from 1st January 2015. A cross over lease is in place and the responsibilities for repairs and improvements are joint between the ground and first floor flat owners. There is no service charge or ground rent payable.

## AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

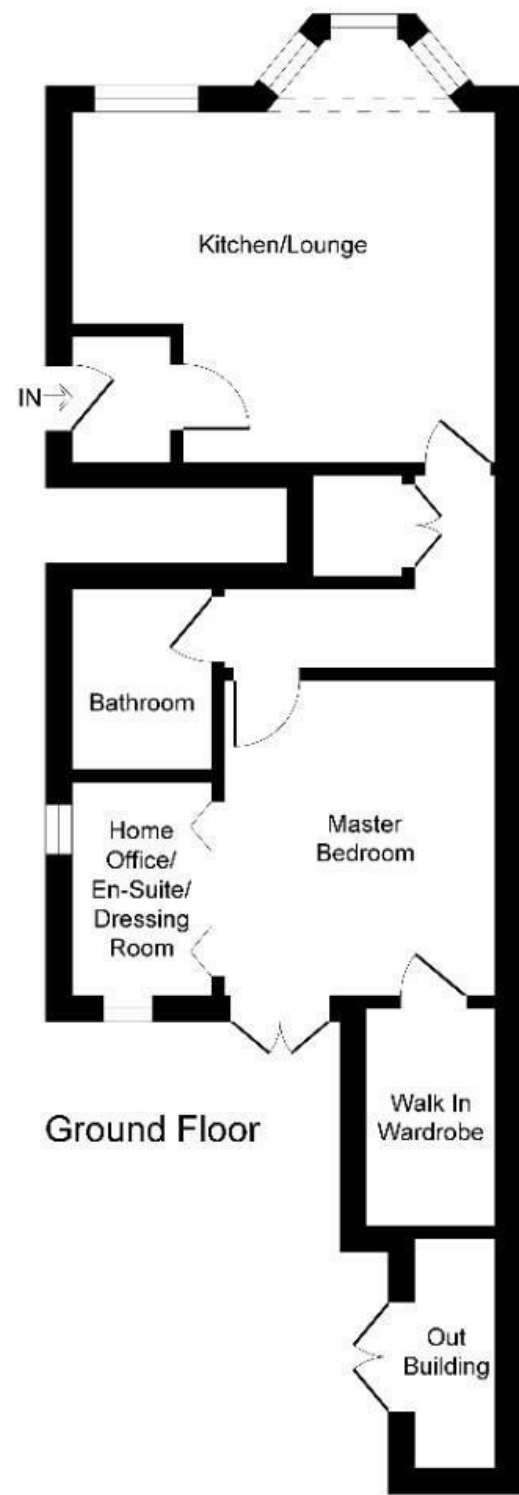


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold  
Council Tax Band: A

- Charming period garden flat
- Lovely character and style throughout
- Contemporary and sympathetic touches
- Desirable community vibe in little known backwater
- Spacious period conversion
- Close to Fishponds High Street
- Near Thingwall Park
- Open plan Living space and hand finished kitchen
- Private enclosed courtyard garden
- En-suite dressing room/home office

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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