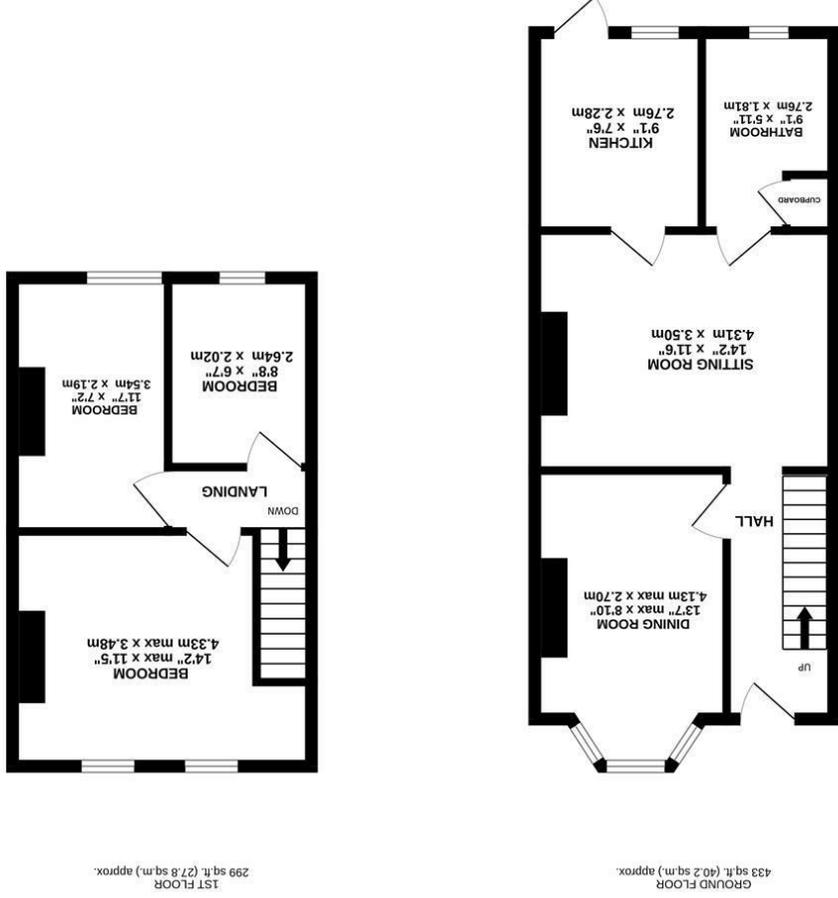


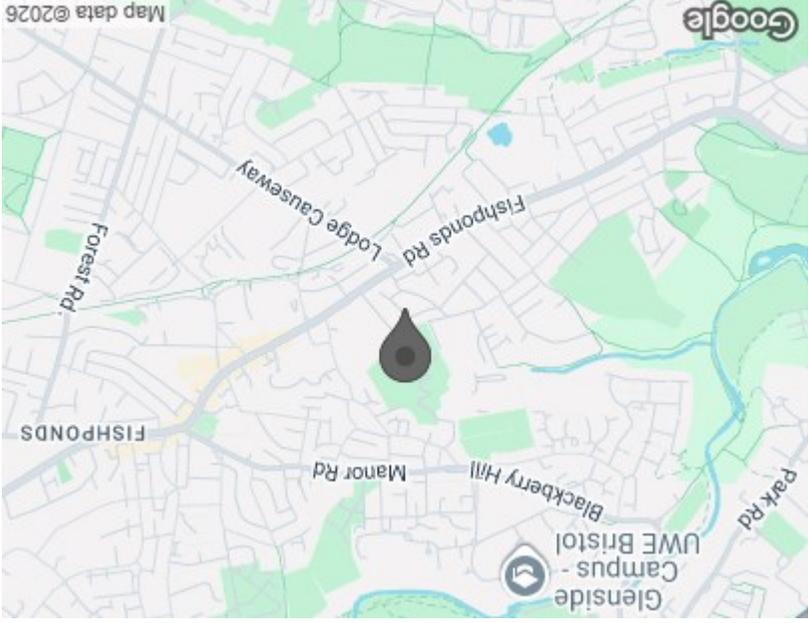
FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or misstatement. This plan is for reference purposes only and should not be used to guarantee prospective purchaser. The services, systems and appliances shown have not been tested or guaranteed as to their quantity or efficiency and the given.

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AREA MAP



Energy Efficiency Rating	
Potential	85
Current	67
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



GROVE PARK TERRACE
FISHPONDS, BRISTOL, BS16 2BN
ASKING PRICE £335,000



2



1



2



D



GROUND FLOOR

Entrance Hall

Sitting Room

14'2 x 11'6

Dining Room

13'7 max x 8'10

Kitchen

9'1 x 7'6

Bathroom

9'1 x 5'11

FIRST FLOOR

Landing

Bedroom One

14'2 max x 11'5

Bedroom Two

11'7 x 7'2

Bedroom Three

8'8 x 6'7

OUTSIDE

Front Courtyard

Rear Garden



NO ONWARD CHAIN

Situated on sought-after Grove Park Terrace in Fishponds, this charming Victorian three bedroom terraced home offers an ideal opportunity for first-time buyers and young families seeking character combined with practicality in a vibrant city location.

An entrance hall welcomes you in and leads to two inviting reception rooms. The front reception enjoys exposed wooden floorboards and a traditional bay window, filling the room with natural light and period charm. Positioned to the rear, the lounge provides a comfortable everyday living space with a door to the kitchen.

The kitchen is well arranged and functional, fitted with a range of gloss wall and base units with brushed stainless-steel handles, built-in oven, four-ring hob and extractor, along with space and plumbing for a washing machine and fridge freezer. Completing the ground floor is a modern three-piece white bathroom suite with shower over bath, obscured double-glazed window and a useful storage cupboard housing the boiler.

Upstairs, the landing gives access to three bedrooms. The principal bedroom is a well-proportioned double located at the front with two double-glazed windows. Bedrooms two and three are single rooms positioned to the rear, ideal as children's rooms, nursery or home office.

Externally the property benefits from a small courtyard to the front and an enclosed rear garden featuring a concrete patio, shingle seating area and lawn — perfect for relaxing or entertaining. Fishponds remains one of Bristol's most popular residential areas, known for its independent cafés, shops and supermarkets along the high street, as well as nearby green spaces and cycle routes. Excellent bus links provide easy access to the city centre and surrounding areas, making it a convenient yet community-focused place to call home.

