

estate agents **auctioneers**

**hollis
morgan**



2, 392 Fishponds Road, Eastville, Bristol, BS5 6RQ
£195,000

A well appointed and cosy raised hall floor conversion set in a convenient location.

- Hall Floor Conversion
- Modern Finish
- Period Features
- Fitted Kitchen
- Lounge with Bay Window
- No Onward Chain
- Ideal First Time Purchase

The Property

This well-appointed raised hall floor conversion with a wealth of period details is situated on the vibrant Fishponds Road and would make an ideal first-time home or investment. A large and impressive lounge area with bay window and fire place greets you upon entry whilst a modern and stylish kitchen is situated at the rear flanked by a double bedroom and cleverly positioned shower area with separate toilet and basin.

Location

Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures.

Further Information

Leasehold: 999 from 1 January 1989

Council tax: A

Please Note

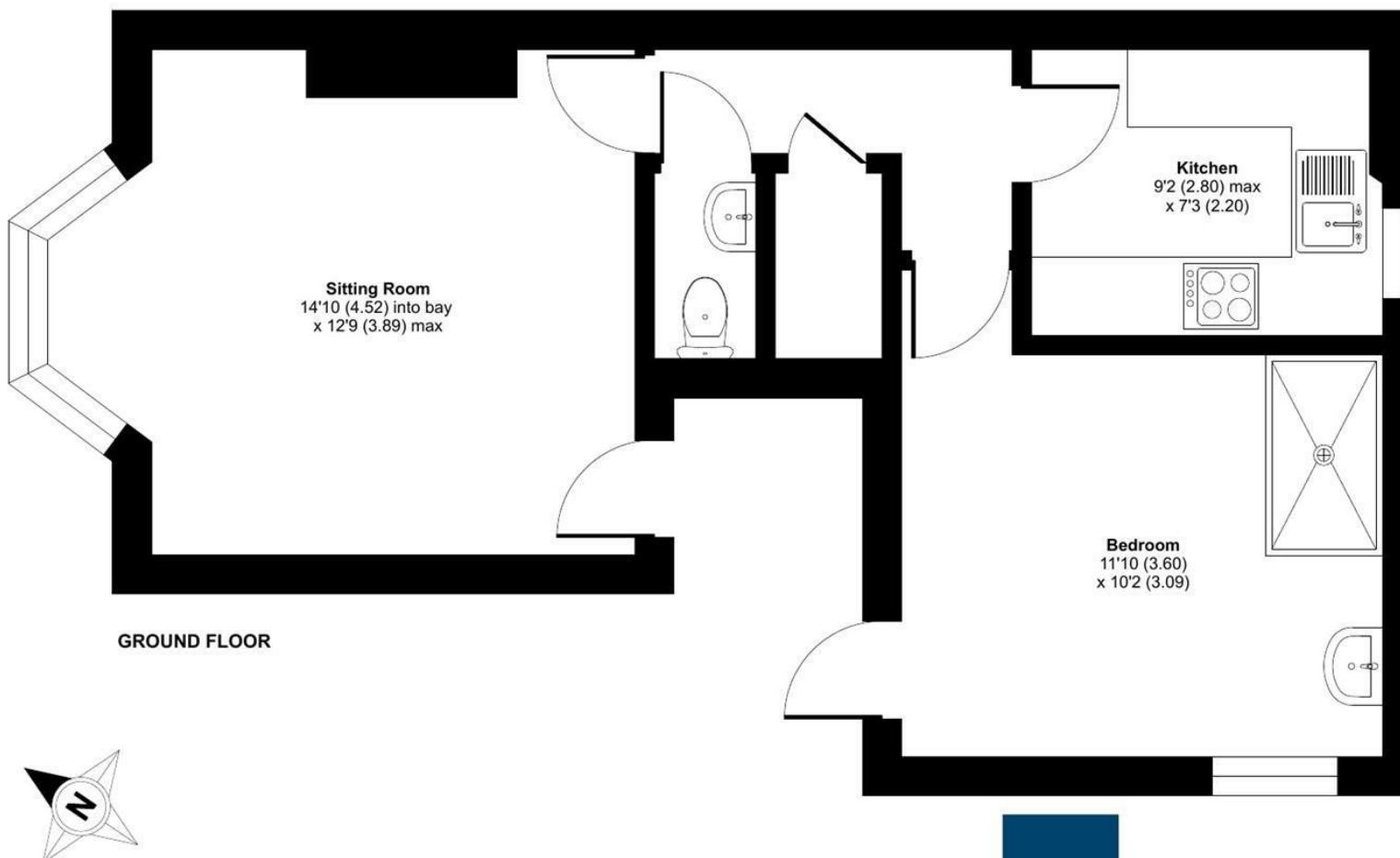
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Fishponds Road, Eastville, Bristol, BS5

Approximate Area = 438 sq ft / 40.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hollis Morgan. REF:1397331



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Energy Efficiency Rating		
	Current	Potential
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		
EU Directive 2002/81/EC		

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

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