







# 24 Elmgrove Road, Fishponds, Bristol BS16 2AX

## Guide Price £500,000

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- Situated in a prime location within the sought after Thingwall Park area
- Many decorative period features
- 2nd reception/dining room with French doors to rear
- Contemporary fitted first floor bathroom
- Superb family or professional home boasting 1280 sq ft of space
- Beautifully presented full of character and style
- Generous front lounge with open fire place
- Modern fitted kitchen/breakfast room
- Landscaped enclosed rear garden
- Just off Thingwall Park within easy reach of the high street

Situated in a prime location within the sought after Thingwall Park area in Fishponds, this fantastic mid-terrace property on Elmgrove Road is a warm and stylish home boasting many period features. With four well-proportioned bedrooms and two reception rooms it is ideal for families, with plenty of room for a home office in addition to a light and airy living space.

The property is situated within easy reach of some of Bristol's best green spaces with access to the Frome Valley at the end of the street and Thingwall allotments and bike path both around the corner. The area has a great community feel and is close to good schools, making it a highly desirable location for families. There are also excellent transport links providing connections to both the M32 and Bristol city centre.

On entering the ground floor you are greeted by two inviting reception rooms providing great spaces for relaxation and entertaining. There is also a modern fitted kitchen/breakfast room with a wide range of units and breakfast bar/work space. The property features a well-appointed bathroom and the bedrooms are all generously sized. Overall the layout of the house generates a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in.

This mid-terrace period property on Elmgrove Road is a wonderful opportunity for those looking to establish their home in a friendly community and is a property that truly deserves your attention.

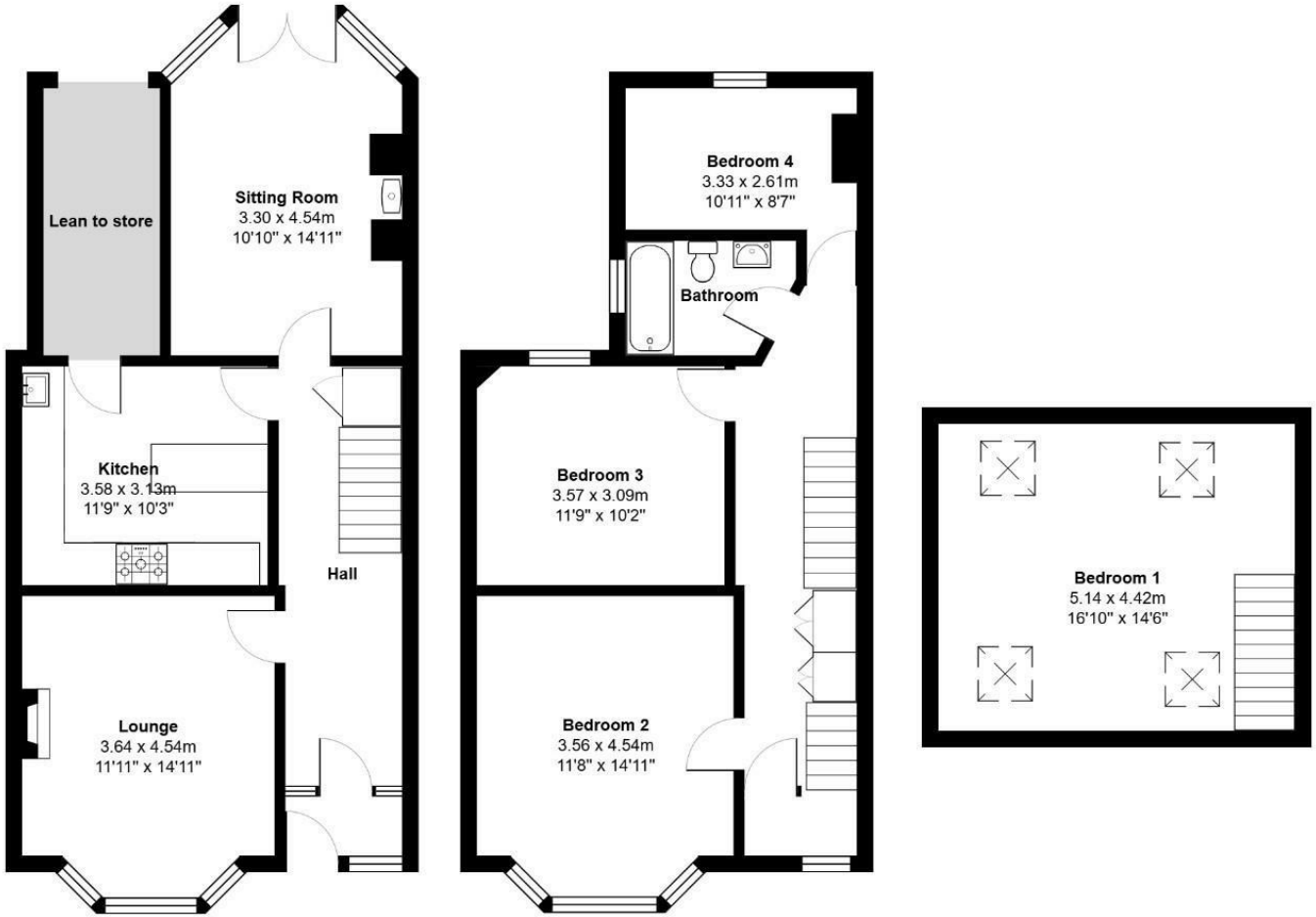
A HIGHLY DISTINCTIVE PERIOD 4 BEDROOM TERRACED HOME OF CHARACTER, JUST OFF THINGWALL PARK.











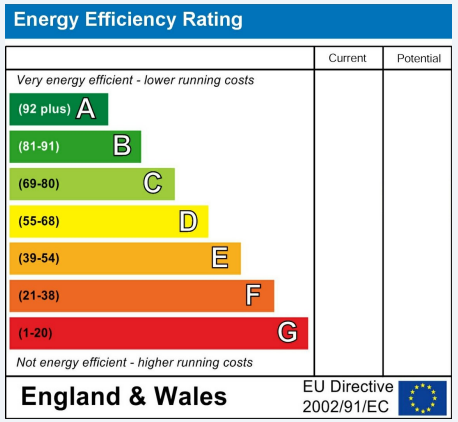

## Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require a valuation of your own property.

The Property Ombudsman

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




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.

**AML**

**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.**

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email:
fishponds@hunters.com https://www.hunters.com