



**hm**  
holbrook moran estate agents

**New Buildings, Fishponds, Bristol**  
**£345,000**

Delightful Rear Garden | Freehold **SSTC**

This property really is an excellent opportunity to purchase a well presented Victorian terraced townhouse located in a quiet no through road location with a charming backdrop behind. Inside there are two double bedrooms and a fully fitted first-floor bathroom while downstairs, two separate reception rooms offer plenty of character and light. A modern fitted kitchen is found at the back of the house while overall, the property enjoys a number of original features of the era, is fitted with gas central heating and upvc double glazed windows. Outside the enclosed westerly facing rear garden has a delightful leafy outlook and is currently designed for low maintenance and for entertaining.

#### SITUATION

This highly sought after area is seen by many as a quiet location and is simply a no through road. There are also plenty of green spaces with the Frome Valley and Snuff Mills river walk just 5 minutes away down the road while there are glimpses of Eastville park from the rear along with a delightful leafy backdrop to the rear garden. New Buildings is also located within a short walking distance of the Fishponds road with its varied range of shopping facilities, retail outlets, supermarkets, cafes, takeaway outlets and pubs. There is also a popular local primary school and the Metropolitan Academy close by. Fishponds has a regular bus service into the city centre while there is the same direct main road access to J2 M32.

#### ACCOMMODATION

##### ENTRANCE HALL

With part glazed front door, stairs rising to first floor, radiator and coving.

##### SITTING ROOM

Chimney breast with feature fireplace and real flame gas fire, radiator, coving and double glazed window to front.

##### DINING ROOM

Chimney breast with real flame gas fire, dado rails, stripped pine floorboards, larger understairs cupboards, radiator and double glazed window to rear.

##### KITCHEN

With modern range of floor and wall units with work surfaces over, built-in electric fan assisted oven, one and a half bowl stainless steel sink unit with mixer tap, 4 ring gas hob with electric fan assisted oven, integrated fridge and freezer, double glazed door leading to rear garden, Worcester gas boiler, part tiled surrounds, integrated dishwasher and washing machine and radiator.

##### FIRST FLOOR LANDING

With access to loft space via a drop-down ladder.

##### BEDROOM 1

With double glazed window to front, chimney breast, radiator, large built-in cupboard.

##### BEDROOM 2

With double glazed window to rear with attractive elevated views towards Eastville park and radiator.

##### BATHROOM

Modern white suite comprising of a panelled bath with mixer tap and shower attachment, Creda shower over, curtain and rail, pedestal wash hand basin, low-level w.c., heated towel rail/radiator, recessed ceiling lighting and double glazed window to rear.

#### OUTSIDE

##### FRONT GARDEN

Enclosed by a low-level wall and approached via a wrought iron entrance gate which in turn leads to the front door.

##### REAR GARDEN

A charming and very private garden designed for low maintenance with a combination of gravelled areas, quarry tiled surfaces and paving slabs. A pergola stands in the corner of the garden with power and lighting while there is an abundance of attractive flower and shrub borders all of which are enclosed retaining brick stone walls. There is a brick built outhouse. The garden enjoys a very pleasant leafy backdrop and from upstairs there are attractive glimpses of Eastville park in the distance. A westerly outlook ideal for sunshine for most of the day.

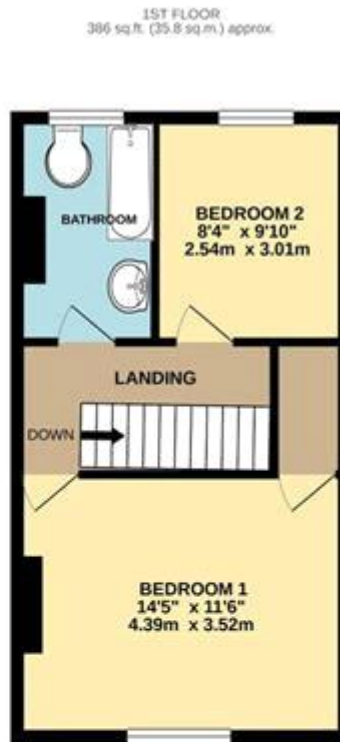
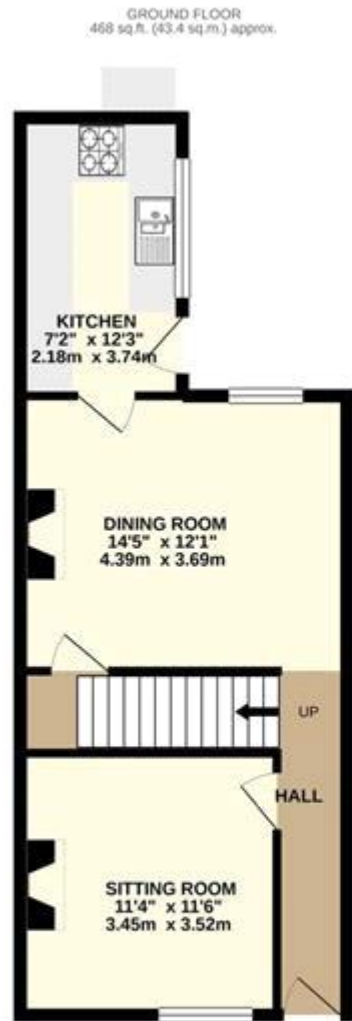
#### COUNCIL TAX

Band B

Council Tax Band: B  
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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