



16

Grove Road,  
Fishponds,  
BS16 2BH

Offers In The Region Of  
£525,000



Nestled on the esteemed Grove Road in Fishponds, Bristol, this hugely impressive semi detached family home offers a perfect blend of modern living and traditional charm. With four spacious bedrooms, this property is ideal for growing families seeking comfort and style. Upon entering, you will be greeted by three well-appointed reception rooms, providing ample space for relaxation and entertainment. The good-sized kitchen is designed for both functionality and aesthetics, making it a delightful space for family meals and gatherings. The stylish shower room and convenient cloakroom add to the home's appeal, ensuring practicality for everyday living. The property has been tastefully modernised and decorated, creating a warm and inviting atmosphere throughout. The landscaped and enclosed rear garden serves as a private oasis, perfect for children to play or for hosting summer barbecues with friends and family. Situated just off the prestigious Thingwall Park, residents will enjoy easy access to open green spaces, including the nearby Eastville Park, ideal for leisurely strolls or outdoor activities. Additionally, the property benefits from off-street parking for one vehicle, enhancing convenience for busy families. This rare and exclusive home is a true gem on the market, offering a harmonious blend of space, style, and location. Do not miss the opportunity to make this exceptional property your new family home.



## ENTRANCE

UPVC double glazed and multi paned side entrance door into...

## RECEPTION HALL

Radiator, staircase to first floor, cupboard containing gas and electric meters.

## CLOAKROOM

White suite of low level WC and corner wash basin, vinyl floor covering, radiator, extractor fan, fitted mirror with light over.

## STUDY 11'10" x 5'4"

Radiator, UPVC double glazed window to front.

## LOUNGE 15'3" x 13'5"

Maximum overall into a feature UPVC double glazed bay window, former fireplace opening, picture rail, period ceiling coving, radiator.

## KITCHEN 13'7" x 10'9"

Fitted with a range of floor storage cupboards with China display dresser alongside, wall mounted gas fired boiler for domestic hot water and central heating, rolled edged working surfaces, ceiling height UPVC double glazed windows providing a lovely outlook onto the rear garden, space for gas or electric cooker with fitted extractor fan above, picture rail, radiator, single drainer sink unit with mixer taps over, space for upright fridge/freezer, splashback tiling.

## DINING ROOM 7'11" x 12'11"

Dual aspect UPVC double glazed windows to side and rear, UPVC double glazed door onto the rear garden.

## FIRST FLOOR

### GALLERIED LANDING

## BEDROOM 1 12'2" x 7'11"

UPVC double glazed window to front, maximum overall to include a built in double wardrobe, radiator.

## BEDROOM 2 12'2" x 9'11"

Maximum average overall to include a built in double wardrobe, radiator, feature fireplace with cast iron inlay and painted surround, UPVC double glazed window to front.

## BEDROOM 3 12'11" x 7'11"

Access to roof space UPVC double glazed window to rear with lovely outlook onto the rear garden, radiator, dimension to include a built in double wardrobe.

## BEDROOM 4 12'11" x 10'0"

Maximum average overall to include a built in double wardrobe, radiator, UPVC double glazed window with lovely outlook onto the rear garden.

## SHOWER ROOM (FORMER BATHROOM) 6'1" x 7'11"

Luxuriously appointed with a stunning white suite of low level WC and vanity wash basin, large walk in glazed shower enclosure with a built in thermostatically controlled shower, feature tiled walls and flooring, concealed ceiling spotlight, UPVC double glazed window to side, heated towel rail.

## EXTERIOR

### GARDEN

The generous rear garden a particular feature of the sale has been landscaped to form a mature and secluded space within high natural stone boundary walls offering decorative graveled brick and paved surfaces with timber edged borders with an established selection of shrubs and plants, timber garden shed, lovely paved terrace with a high degree of privacy, side wrought iron gate leading to the front of the property.

### OFF STREET PARKING/HARDSTANDING

Directly in front of the property is a hardstanding space for one vehicle.

### 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"

Tenure: Freehold  
Council Tax Band: B

- 4 spacious bedrooms
- 3 reception rooms
- Stylish shower room
- Tastefully modernised decor
- Semi detached family home
- Landscaped rear garden
- Off-street parking
- Near Eastville Park
- Prestigious Thingwall Park
- Viewing recommended

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 CO2 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 CO2 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.