



Grove Park Gardens, Bristol, BS16 2FG

£400,000

3 2 1 B

Nestled in the desirable Grove Park Gardens of Fishponds, Bristol, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and community charm. The property boasts a high specification throughout, making it an ideal choice for families or professionals seeking a stylish and spacious home. Upon entering, you are welcomed into a generous open-plan lounge and dining area, which is perfect for both entertaining guests and enjoying quiet family evenings. The sleek modern kitchen, equipped with quality integrated appliances, enhances the functionality of the space. Upstairs, you will find three bright and well-sized bedrooms, complemented by a contemporary family bathroom that caters to all your needs. The private rear garden serves as a tranquil retreat, perfect for summer gatherings or simply unwinding after a long day. Additionally, off-street parking at the front of the property adds to the convenience of this move-in ready home. Fishponds is a vibrant community, rich in amenities and local businesses. Commuters will find the transport links particularly appealing, with regular bus services to Bristol city centre and easy access to the M32 and ring road. For those who enjoy the outdoors, nearby green spaces like Eastville Park and the Frome Valley Walkway offer picturesque walks and recreational opportunities.



Entrance

Composite timber grain effect entrance door with UPVC double glazed frosted window to one side into ...

Hall

Feature laminate wood grain effect floor, radiator, electric fuses, natural wood block display shelf with storage beneath.

Cloak Room 4'10" x 2'8"

White low level w.c. and corner wash basin, fully tiled walls and floor, ceiling extractor, radiator.

Kitchen/Dining Room 15'11" x 8'11"

Dimension maximum overall into a UPVC double glazed bay window, fitted with a range of high gloss wall, floor and drawer storage cupboards to incorporate an integrated washing machine, dishwasher fridge/freezer, built in oven, gas hob and extractor fan above, marble effect working surfaces, feature laminate wood grain effect floor, splash back tiling, fitted display shelves, radiator, concealed ceiling spot lights.

Open Plan Arranged Living Room 15'6" x 15'6"

With home office area. Two radiators, UPVC double glazed window with pleasant outlook onto the rear garden, feature laminate wood grain effect floor, staircase to first floor, UPVC double glazed French doors opening onto the rear garden.

First Floor Landing

Built in cupboard, access to roof space, radiator.

Bedroom 1 15'11" x 9'0"

Dimension maximum overall into a UPVC double glazed bay window, radiator, door into ...

En Suite Shower Room 8'3" x 3'2"

A white suite of low level w.c. and pedestal wash basin, heated towel rail, fully tiled walls and floor, independent enclosure with a built in thermostatically controlled shower.

Bedroom 2 12'2" x 9'0"

UPVC double glazed window to rear, radiator.

Bedroom 3 8'10" x 6'2"

UPVC double glazed window to rear, radiator.

Bathroom 7'7" x 6'2"

Luxury appointed with a white suite of paneled bath, low level w.c. and pedestal wash basin, fully tiled walls and floor, heated towel rail, ceiling extractor, UPVC double glazed and frosted window to front, mixer shower attachment over bath.

Exterior

Off Street Parking Space

Almost immediately in front of the property is a specific parking space for number 2 suitable for one vehicle.

Garden

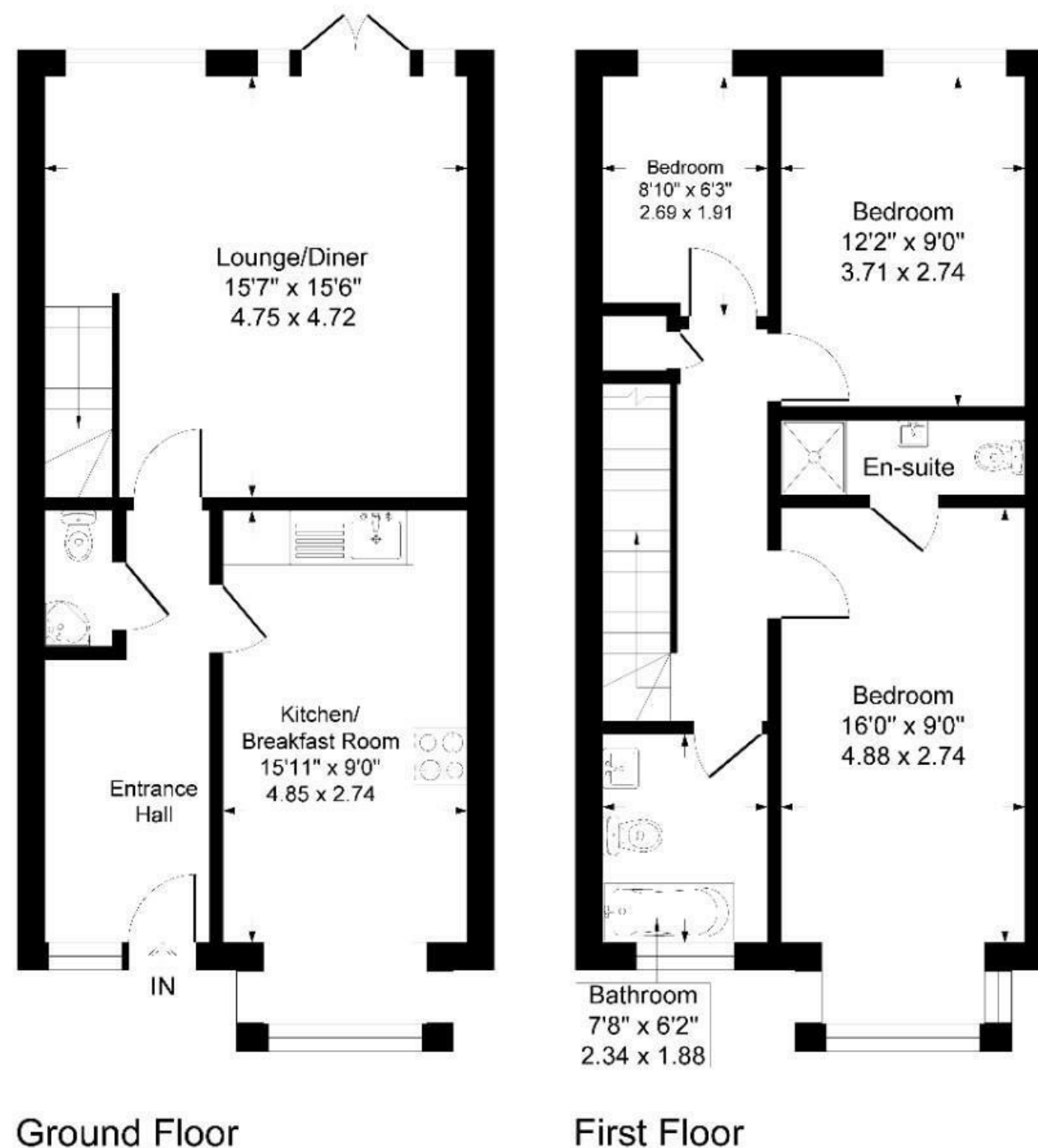
The mature rear garden within a combination of natural stone and timber fenced boundaries offers a level well tended lawn, paved patio, timber framed shed and numerous timber edged borders on three sides with a colourful display of shrubs, plants and spring flowers, pedestrian gate leading to the side of the property.

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”

2 Grove Park Avenue

Approximate Gross Internal Floor Area = 95.7 sq m / 1031 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
Council Tax Band: B

- 3 spacious bedrooms
- Modern semi-detached house
- Open-plan lounge and dining
- Sleek kitchen with appliances
- Contemporary family bathroom
- Private rear garden retreat
- Off-street parking available
- Solar Panels
- Near top-rated local schools
- Close to Fishponds High Street

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		
England & Wales	84	85
EU Directive 2002/91/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		
England & Wales		
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.

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