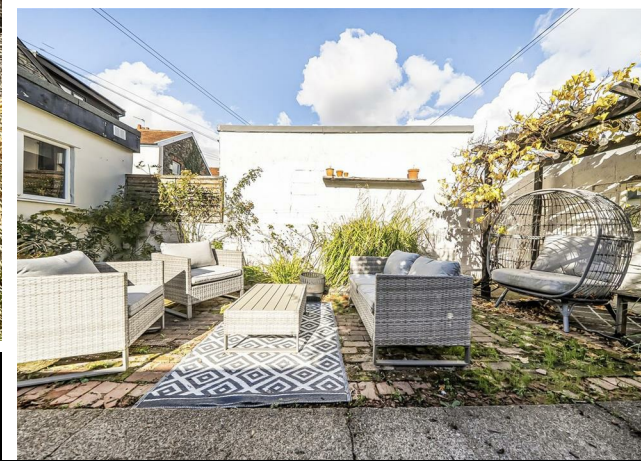




10 Grove Park, Bristol , BS4 3LG

£290,000

- **Converted Garden Flat**
- **Sitting Room with Bay Window**
- **Contemporary Style Bathroom**
- **A Fabulous First Time Purchase**
- **Two Bedrooms**
- **Modern Kitchen**
- **Good Size Private Rear Garden**
- **Energy Rating - D**

Occupying the ground floor of an attractive Victorian terraced house, this is a home that is ready to move into and would make the perfect first time purchase. Generous in scale and wonderfully versatile, it has a real sense of space throughout, along with the added bonus of a sizable private garden. Situated in a lovely pocket of houses in Brislington, the property is within walking distance of several well-regarded shops and cafes including the recently opened Grain Grape, the established Kin coffee shop and Deli at Sandy Park. Paintworks is also just a short walk and is home to Miro Lounge and the iconic airstream diners.

Step inside and immediately appreciate the generous proportions and character this property has to offer. The main reception room is bright and welcoming, boasting high ceilings and a wonderful sense of space. The double bedroom is positioned to the rear and features attractive stripped floorboards, along with fitted wooden shelving and storage. The light and airy kitchen is fitted with a range of modern units, providing ample storage and workspace, whilst the recently refitted, stylish shower room features a contemporary walk-in shower. There is also a further bedroom to the rear, currently utilised as a home office, offering flexibility to suit a variety of needs.

Outside, the good-sized garden provides an excellent space for entertaining friends and family, relaxing in the sunshine or creating your own private oasis. With plenty of room for planting and growing your own vegetables, it offers an ideal opportunity for those looking to enjoy outdoor living. There is a lane at the rear which provides vehicle access so off street parking could be created.

Sitting Room 15'11 into bay x 13'3 (4.85m into bay x 4.04m)

Kitchen 16'1 max x 10' max (4.90m max x 3.05m max)

Bedroom One 13'5 x 12'6 (4.09m x 3.81m)

Bedroom Two 9'7 x 7' (2.92m x 2.13m)

Bathroom 7'1 x 6'4 (2.16m x 1.93m)

Council Tax Band - A

Tenure - Leasehold

Lease Term - 999

Years Remaining - 962

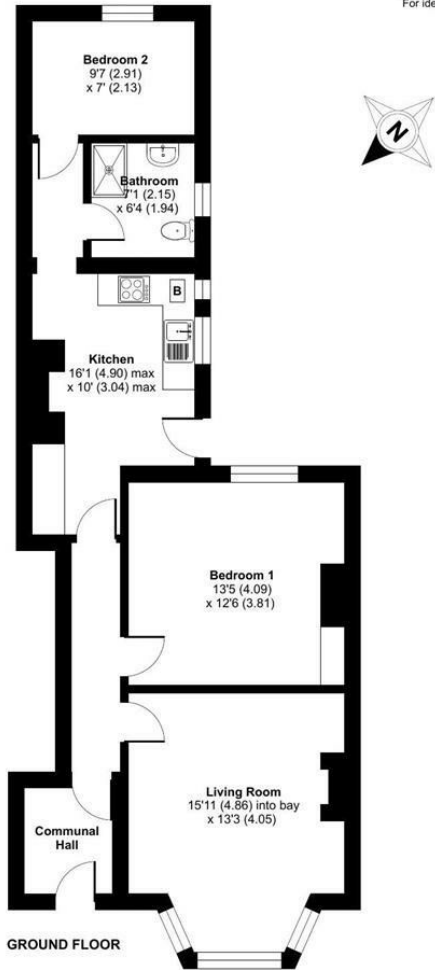
Ground Rent - £10.00 per annum



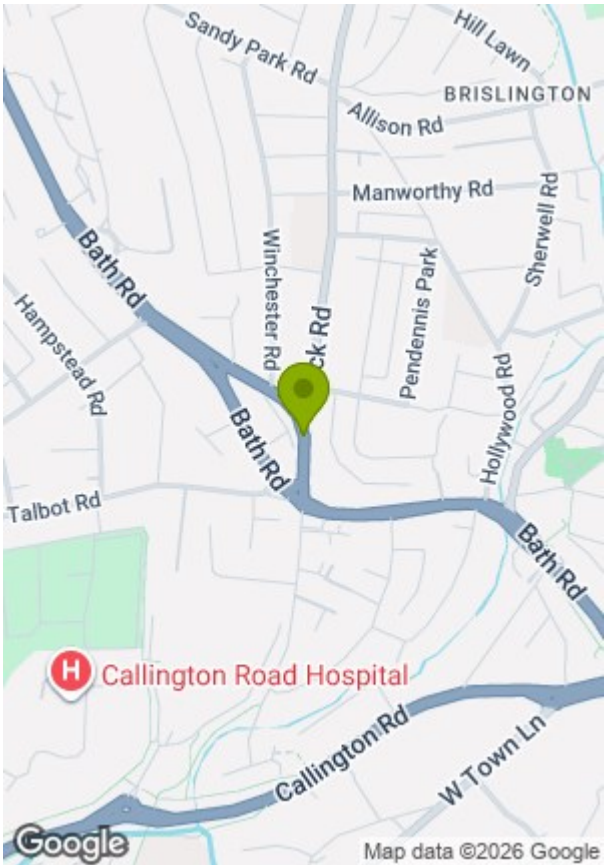


Grove Park, Brislington, Bristol, BS4

Approximate Area = 715 sq ft / 66.4 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). © nichcom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



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

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