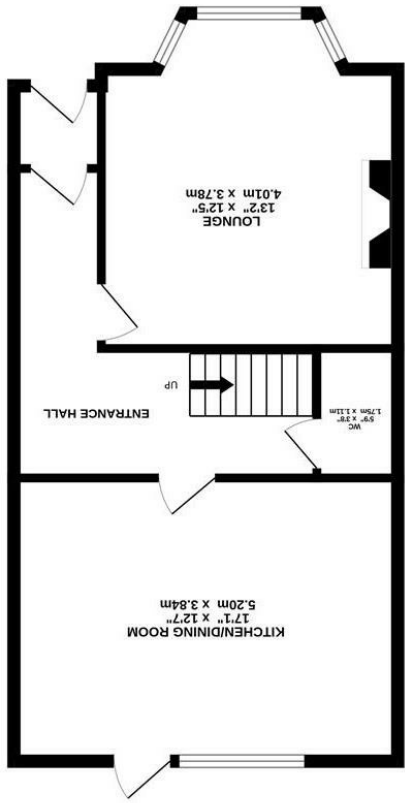
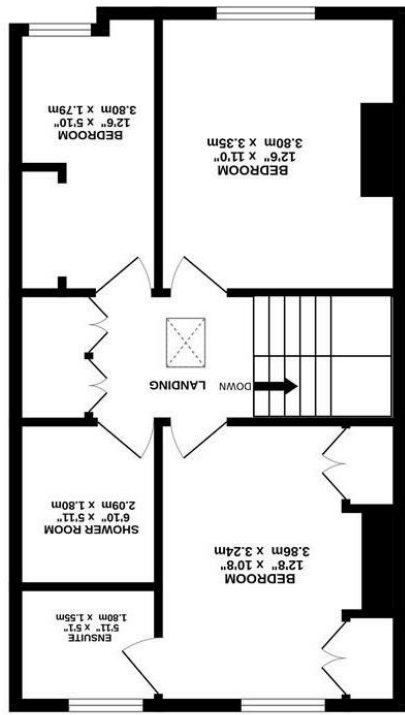




FLOOR PLAN

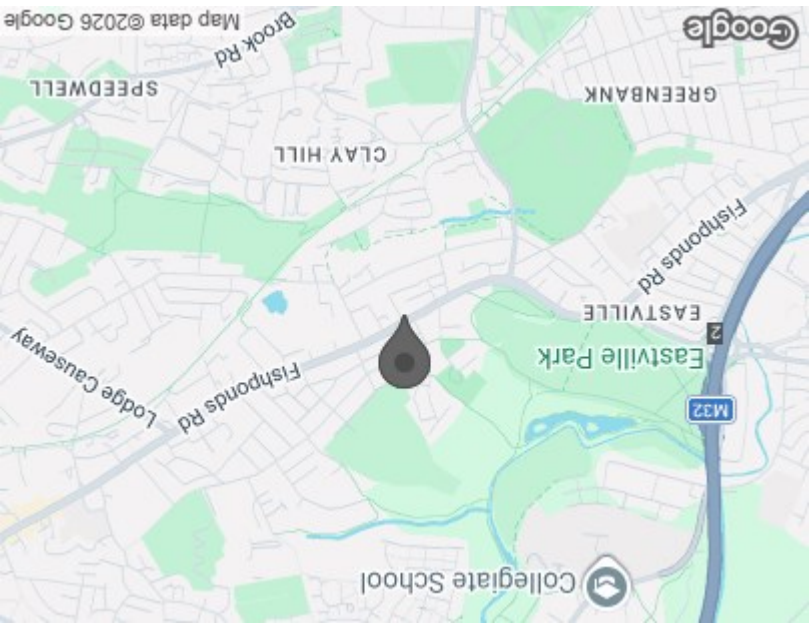


GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, columns and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropix 5/2026



AREA MAP

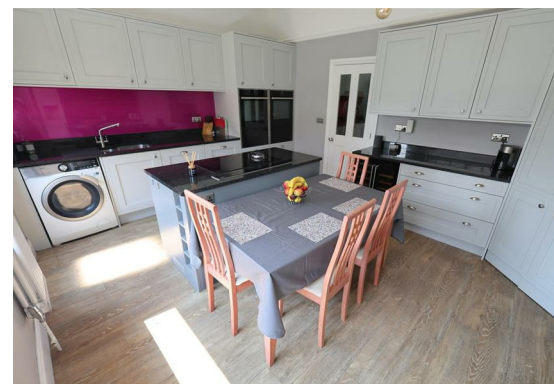
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		88
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FISHPONDS ROAD
EASTVILLE, BRISTOL, BS5 6RB
£365,000





Ground Floor

Entrance Hall

Lounge

13'2 x 12'5

Kitchen/Dining Room

17'1 x 12'7

WC

5'9 x 3'8

First Floor

Landing

Bedroom

12'8 x 10'8

Ensuite

5'11 x 5'1

Bedroom

12'6 x 11'0

Bedroom

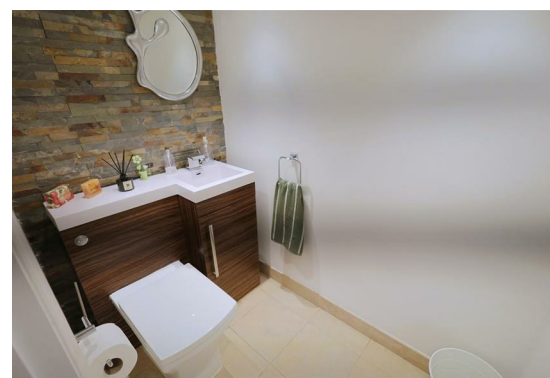
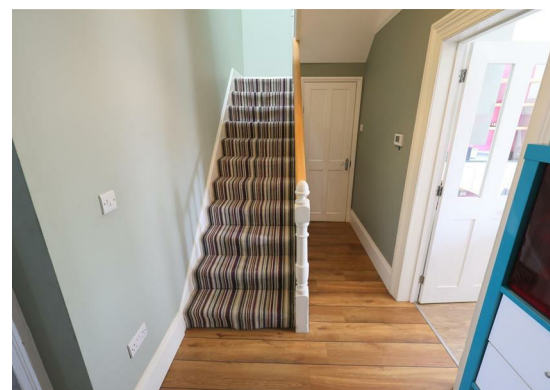
12'6 x 5'10

Shower Room

6'10 x 5'11

External

Garden



Set behind an attractive dressed stone façade with steps rising to the original front door, this beautifully presented three bedroom Victorian terrace combines elegant period character with high-quality contemporary finishes.

The spacious entrance hall immediately sets the tone, with retained original features including coving, ceiling roses and generous proportions that are characteristic of homes of this era. To the front, the bay-fronted living room enjoys an abundance of natural light through double-glazed sash-style windows, creating a warm and inviting reception space.

Undoubtedly the heart of the home is the stunning kitchen/dining room. Bright and thoughtfully designed, it features marble worktops, a substantial central island, dual Neff hide-and-slide ovens with warming drawers, an integrated Neff dishwasher, double wine fridge, pantry-style cupboard and ample space for family dining and entertaining. A cloakroom is conveniently positioned beneath the staircase.

The first-floor landing benefits from a lightwell and two generous storage cupboards. The principal bedroom features cleverly designed built-in storage and a contemporary en-suite shower room. Bedroom two is a generous double room with twin windows, whilst bedroom three is a well-proportioned single bedroom with fitted storage.

Completing the accommodation is a contemporary shower room featuring a striking tiled wall and a walk-in mains-plumbed shower. Outside, the private rear garden has been arranged for ease of maintenance and enjoyment, with steps leading to a block paved patio, a level lawn, hardstanding suitable for a shed and established borders.

Ideally positioned on Fishponds Road in Eastville, this exceptional home enjoys convenient access to the excellent amenities of Fishponds Road, nearby parks, cycle paths and superb transport links into Bristol City Centre, offering an enviable blend of period character and contemporary family living.

