



MAGGS  
& ALLEN

39 BROOK ROAD  
FISHPONDS, BRISTOL, BS16 3SQ  
Asking Price £295,000

A charming, one-bedroom 1800s built cottage offering a perfect blend of modern comfort and rustic charm, located in a quiet backwater close to the heart of Fishponds.

## Property Description

A unique and characterful semi-detached cottage offering a perfect blend of modern comfort and rustic charm.

Entering into a bright entrance hall with slate flooring throughout and a useful built-in shoe cupboard with solid ash tops, a doorway opens into a beautiful galley kitchen with solid wood floors, incorporating a range of wall and base units with solid maple worktops. The kitchen includes an integrated electric oven, gas hob with extractor and stainless steel sink. A skylight allows for an abundance of natural light to flood the room. From the kitchen, a small hallway houses a floor-to-ceiling utility cupboard with space and plumbing for a washing machine. From the hallway, a door leads into the bathroom, comprising a panelled bath with electric shower over, wash-hand basin, toilet, extractor fan, skylight above and feature slate flooring. The cottage features a classic, cottage-style lounge with stripped floorboards, exposed beams and an inglenook fireplace with log burning stove as its focal point. The current owners have added a range of useful fitted storage under and beside the staircase, providing ample storage space. The staircase rises from the lounge to the first floor.

On the first floor, a small landing opens into a generously-sized double bedroom with fitted wardrobes. Two tilt-and-turn windows framing the nearby greenery and the leafy courtyard garden., with a third window providing a southerly aspect.

Externally, a wrought-iron gate opens into the mature, westerly-facing courtyard garden comprising a private and secluded patio area bordered by shrubs and trees. A great space for entertaining and enjoying the evening sun.

## Location

Located within walking distance to Lodge Causeway and Fishponds High Street, offering a good variety of shops, bus routes and local schools including the popular Chester Park Infant & Junior School, as well as Bristol Brunel Academy and Bristol Metropolitan Academy. The local area offers a vast array of independent eateries, shops and supermarkets, many within a short walk of the cottage on Fishponds Road.

Fishponds also offers an abundance of green spaces, such as Oldbury Court Estate and Hillfields Park.

## Schools

Fishponds Church of England Academy - Distance: 0.28 miles

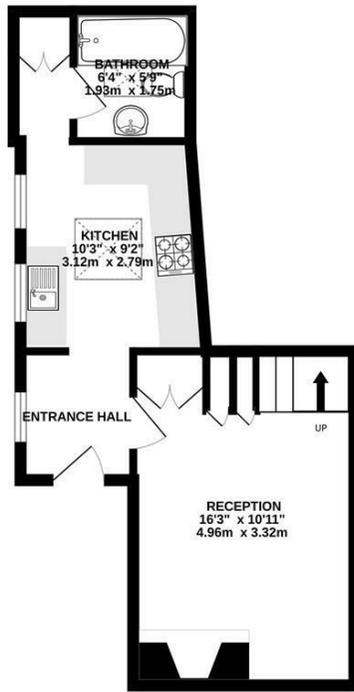
Avanti Gardens School - Distance: 0.35 miles

Bristol Metropolitan Academy - Distance: 0.55 miles

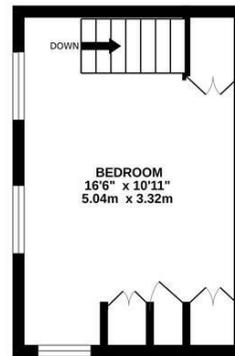
Bristol Brunel Academy - Distance: 0.84 miles



GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 is given as to their operability or efficiency can be given.  
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- 1800s built stone cottage
- Retaining some beautiful character features
- Cosy lounge with inglenook fireplace
- Extended, bespoke kitchen
- Deceptively-spacious double bedroom
- Private, west-facing courtyard garden
- Situated in a quiet location

Guide Price: £295,000

Tenure: Freehold

Council Tax Band: A

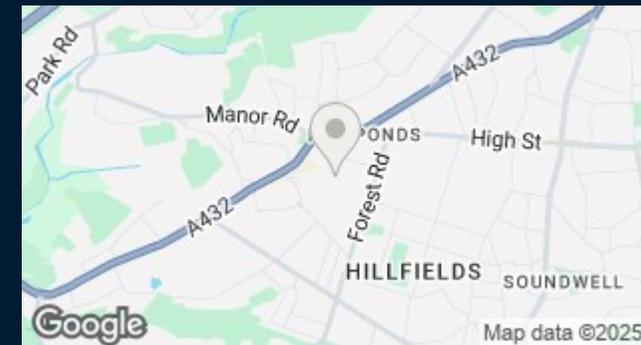
EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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