



**Grove Road, Fishponds, Bristol, BS16 2BJ**

**£1,550 per month**

Offered Unfurnished

# Grove Road, Fishponds, Bristol, BS16 2BJ

This three bedroom double bay fronted home located in the popular area of Fishponds. This home is offered unfurnished and available now.

The ground floor provides a bright and spacious living room, ideal for relaxing or entertaining. As you go down a few steps, you are welcomed into the dining area to the right. The kitchen is straight ahead and provides plenty of storage and worktop space with views overlooking the garden. A useful storage cupboard under the stairs adds extra convenience.

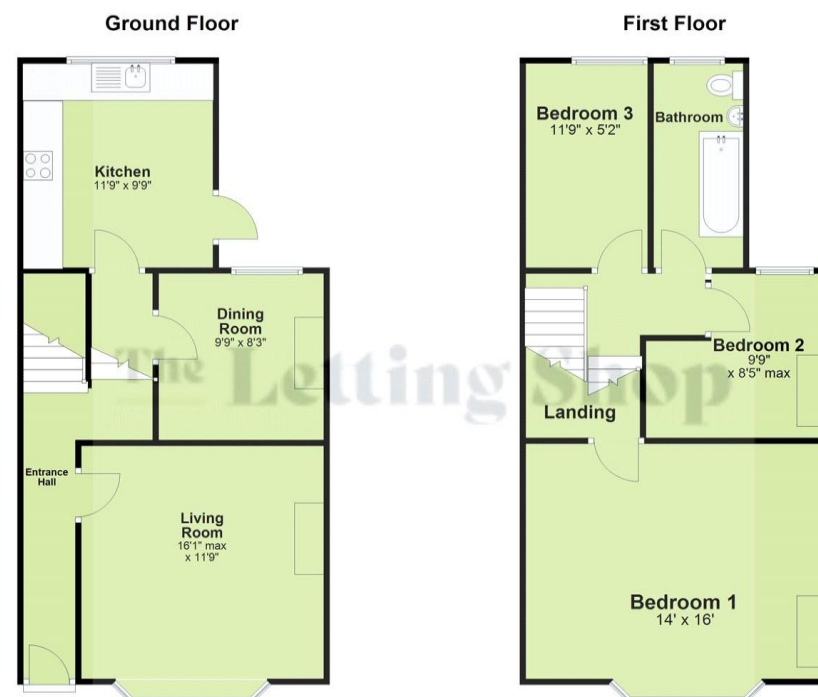
- Washing Machine
- Tumble dryer
- Gas Hob
- Electric Oven
- Fridge

Upstairs, you'll find two of the three bedrooms, carpeted with windows allowing in natural light. The bathroom is conveniently located between these two rooms. This space features a toilet, sink, and a bath with an overhead shower, vinyl flooring and a window at the end.

Up a few more stairs, you'll be welcomed into the main bedroom which is particularly well-proportioned with large windows, providing an abundance of natural light and a spacious feel.

**Council Tax Band** - B  
**Holding Deposit** - £357  
**Security Deposit** - £1,788

- Unfurnished
- Three Bedrooms
- Fishponds Location
- Front & Rear Gardens
- Offered Unfurnished
- Available Now
- Gas Central Heating
- Neutral Decor
- White Goods Included
- Two Reception Rooms



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are appropriate 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 tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## The Letting Shop - Bristol

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.