



2a Holmes Grove, Henleaze, Bristol, BS9 4EE

GUIDE PRICE £770,000

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PROPERTY OVERVIEW

A contemporary townhouse offering 1,343 sq. ft. of stylish living space in a sought-after Henleaze location.

Built in 2015, this smartly designed three-storey townhouse offers spacious and flexible accommodation, ideal for a range of buyers. The interior is bright and neutrally decorated throughout with modern finishes and large double-glazed windows enhancing natural light.

The ground floor features a well-appointed kitchen/breakfast room fitted with sleek cabinetry, integrated appliances, and plenty of workspace. The open plan feel continues through timber and laminate flooring into the main living area and a convenient cloakroom. A pedestrian door provides direct internal access to the garage, adding to the practicality of the layout.

On the first floor, a welcoming sitting room enjoys a bay window overlooking the front, with a charming fireplace and wood-burning stove at its heart. A generous guest bedroom, also with a bay window, includes built-in wardrobes and shares access to a modern Jack and Jill shower room. A built-in storage cupboard is also located on the landing.

The top floor is home to the principal bedroom suite, boasting a striking gable-end picture window, additional Velux skylight, and thoughtful built-in features including wardrobes, drawers, and a dressing area. A sleek en suite completes this private retreat. Two further single bedrooms - both with Velux windows - could be combined if desired. A family bathroom and airing cupboard complete this level.

Outside, the property offers off-street parking for one vehicle, an integrated garage with power and lighting, and side access to a private, low-maintenance rear courtyard. The landscaped garden features a tiered layout with space for outdoor dining and colourful raised borders for year-round interest.

Location

Perfectly positioned in the heart of Henleaze, this home is just a short stroll from the vibrant high street, offering cafés, restaurants, shops (including a Waitrose), and local amenities such as a library and traditional pubs. Excellent transport links connect you easily to central Bristol and the motorway network.

Families will appreciate the proximity to both highly regarded state and independent schools, while leisure opportunities abound with nearby health clubs, tennis and golf facilities, and the expansive Durdham Downs offering 400 acres of open green space.

Additional Information:

This property underwent a scheme of eradication for Japanese knotweed in 2012, following its identification on the original building plot. Appropriate treatment measures were carried out at that time in accordance with the relevant standards and practices in place. Documentation of the remediation are available upon request. Prospective purchasers are advised to make their own enquiries and obtain independent advice as necessary.

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KEY DETAILS

- A Contemporary & Spacious (approx. 1,343 sq. ft) Townhouse
- 4 Bedrooms
- Open Plan Kitchen/Breakfast Room
- Garage
- Off-Street Parking
- Rear Courtyard Garden

Guide Price: £770,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

Viewing: By appointment only



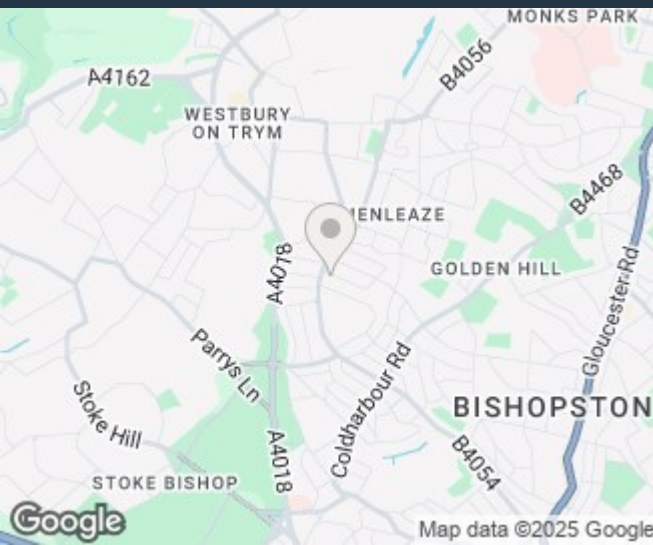
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Approximate Floor Area = 124.8 sq m / 1343 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 139.3 sq m / 1499 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90491



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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