



**Bridge Street, Eastville, Bristol**  
**OIRO £425,000**

Much Modernized Family Home | Freehold **SSTC**

A rare opportunity to purchase a much re-furbished three bedroom detached extended family home with flexible ground floor accommodation options, gas central heating and double glazing. There are three bedrooms and a modern bathroom upstairs while on the ground floor there is currently a separate front reception and a kitchen/dining room open plan with a further room measuring 24'4" which would make an ideal workstation or perhaps children's play area. Many of the windows have feature Venetian blinds while the newly fully fitted kitchen is impressive too. The main building enjoys attractive laminate oak flooring throughout. The property also has a shower room leading off the single garage while outside, there are gardens to three sides of the house. Steps then descend to a lower ground level and to a large hardstanding area with double access gates. This area offers endless possibilities in particular to tradesmen perhaps seeking securer parking and storage.

SITUATION

Convenient and in sizeable split level gardens, this substantial three bedroom property is found within a short distance of the Bristol to Bath cycle track and a varied range of shopping facilities, retail outlets supermarkets, cafes, takeaway outlets and pubs. This house is close to Eastville Park, a popular parkland setting. Meanwhile Easville has a regular bus service into the city centre and direct main road access to J2 M32.

ACCOMMODATION

ENTRANCE PORCH

Of uPVC construction with double glazed outer door and windows to front and side. Further replacement front door to:

ENTRANCE HALL

With stairs rising to first floor, laminate oak flooring, radiator, understairs cupboard and door to:

LOUNGE

Having a double glazed window to front with modern Venetian blind, radiator, laminate oak flooring, chimney breast, television point and double doors to:

KITCHEN

Newly fitted range of floor and wall units with work surfaces over along with breakfast bar and overhead pendant lighting, "Belling" built-in fan assisted oven along with a ceramic hob and hood over, integrated fridge, freezer and "Logic" washing machine, single bowl stainless steel sink unit with mixer tap, part tiled surrounds, laminate oak flooring, recessed low voltage ceiling lighting, double glazed window to rear, internal door to garage and open plan with the:

DINING ROOM

With double glazed window to rear with modern Venetian blind, radiator, laminate oak flooring, low voltage ceiling lighting and open plan with the

FAMILY SPACE

This time with uPVC double glazed sliding doors leading out to the rear garden, double glazed window to side with feature Venetian blind, and double glazed French doors again leading out to the rear garden. Exposed brick chimney breast, radiator, laminate oak flooring.

SHOWER/CLOAKROOM

Suite comprising of a built-in shower cubicle with shower mixer, corner wash hand basin, low-level w.c., frosted double glazed window to rear, quarry tiled floor, upvc panel surrounds and ceiling.

FIRST FLOOR LANDING

With access via a drop-down ladder to the loft space, double glazed window to side with feature Venetian blind and a glazed staircase balustrade.

BEDROOM 1

With double glazed window to front with feature Venetian blind, laminate oak flooring, radiator.

BEDROOM 2

With double glazed window to rear with feature Venetian blind, laminate oak flooring, radiator. Cupboard housing the combination gas boiler.

BEDROOM 3

With double glazed window to front with feature Venetian blind, laminate oak flooring, radiator.

BATHROOM

White suite comprising of a panelled bath with shower mixer and shower screen over, low level w.c., pedestal wash hand basin, heated towel rail/radiator, part tiled surrounds and double glazed frosted window to rear.

## OUTSIDE

### SINGLE PARKING SPACE & GARAGE

Single parking space in front of a single garage with up and over door,

### FRONT GARDEN

Mainly laid to lawn and enclosed by retaining brick walls with side gate access to:

### UPPER GARDEN

Extending around from the side to the rear and being mainly laid to lawn and enclosed on the outer perimeter by wooden panel fencing and a lower level internal wall. The garden is not overlooked at the rear and overall the grounds offer infinite potential and options to the new owner. Steps descend down to the:

### HARDSTANDING AREA AND DRIVEWAY

A sizeable driveway area which also has double door vehicular access, The area is divided into brick-paved hardstanding and an area which has been prepared ready for further cultivation.

Council Tax Band: C

Tenure: Freehold





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

BASEMENT  
408 sq.ft (37.9 sq.m.) approx.

GROUND FLOOR  
308 sq.ft (28.5 sq.m.) approx.

1ST FLOOR  
402 sq.ft (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.