

11 EASTWOOD ROAD
BRISLINGTON
BRISTOL
BS4 4RN
£595,000



GREGORYS
ESTATE AGENTS

**BOASTING A PRIME POSITION ON A SOUGHT-AFTER ROAD
WITHIN BRISLINGTON, CAN BE FOUND THIS
CHARACTERFUL DOUBLE BAY FRONTED SEMI-DETACHED
HOME.**

This chic, beautifully cared for Victorian home is a fantastic offering to the market, ideally placed for access into the city centre with the benefits of ample, gorgeous green spaces nearby. A handsome exterior provides an immediate impression of the striking accommodation that is to be found within. A spacious home, arranged over three floors which is sure to make quite the impression.

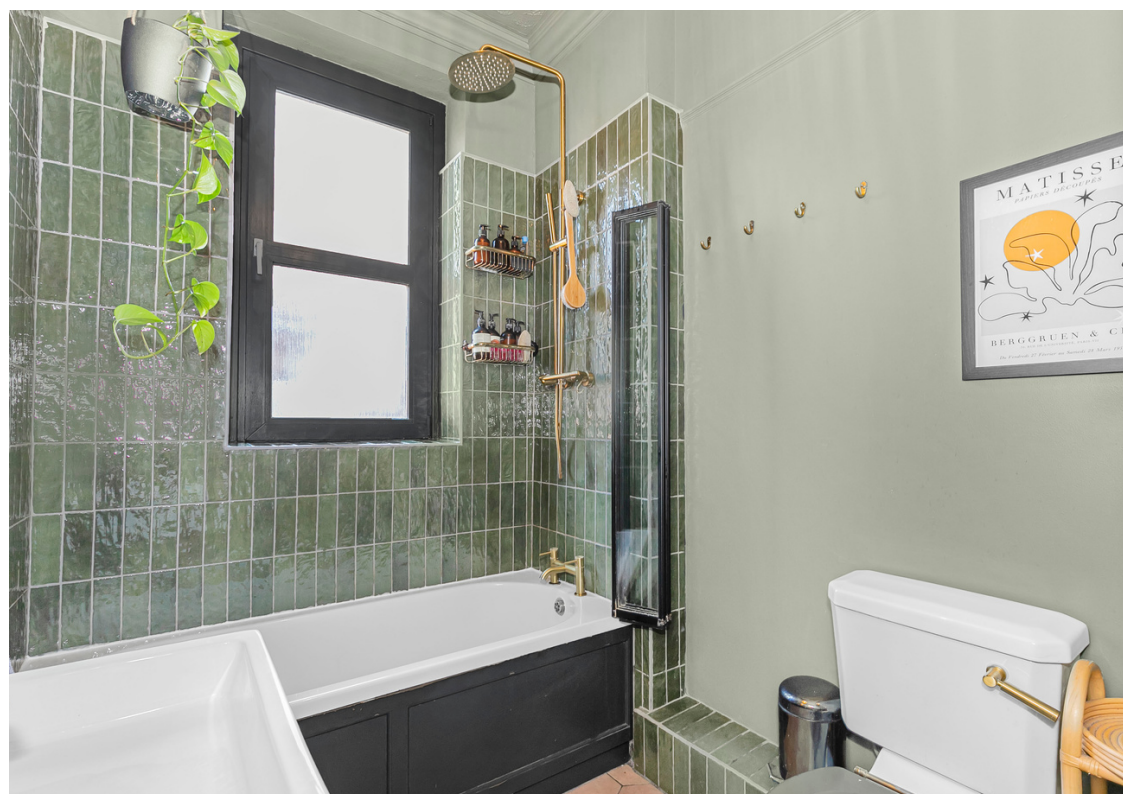
The property welcomes with an impressive entrance hall leading to the spacious living accommodation positioned to the ground floor. A large, full length lounge sits to the front aspect, complete with beautiful period decorative ceiling work and feature fireplace. The room exudes grandness, and lends itself as the ultimate entertaining or family room. Sitting parallel with the lounge can be found the bright kitchen/breakfast room, with French doors overlooking the pleasant rear garden. The extended nature of the property creates an abundance of space, with a further reception room sitting to the rear of the property, currently used as a home office, but also lending itself as an ideal dining room. Finally, a practical utility area with a WC & shower enclosure completes the ground floor arrangement.

A half landing staircase leads to the first floor where you immediately notice the three piece statement bathroom. Having been replaced recently, the bold bathroom décor catches the eye, luring with a blend of gold & green fixtures. Furthermore, three bedrooms occupy the first floor, two which large double rooms boasting impressive ceiling heights, whilst the third bedroom benefits from a private balcony offering a westerly aspect to enjoy the evening sun. However, this charming homes waits until the second floor to showcase its showstopping feature. Here can be found an additional loft room boasting a superb rear dormer, which is used as an extra bedroom by the current owners. French doors open up to a private balcony, offering uninterrupted views over Conham River Park & towards Troopers Hill Nature Reserve.

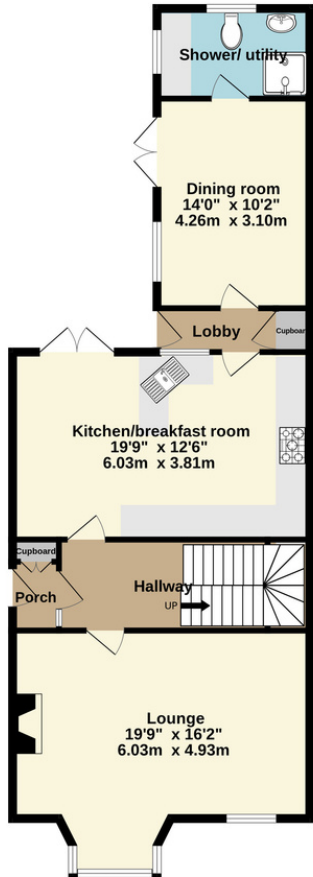
Externally, the rear garden has been thoughtfully transformed by the current owners to now offer a relaxing patio space ideal for summer BBQs, as well as well proportioned lawned area. The garden enjoys a private aspect to the rear due to the tree-lined neighbouring boundary.

Simply put, a must view!

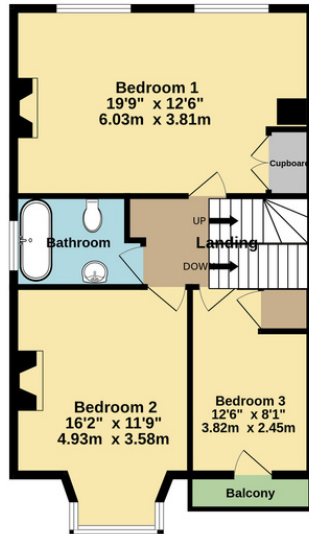




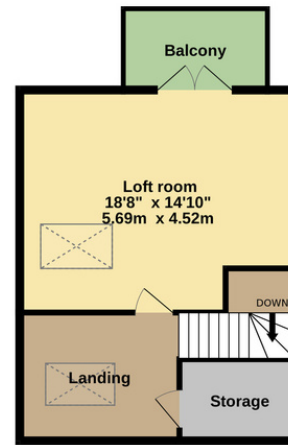
Ground Floor
863 sq.ft. (80.1 sq.m.) approx.



1st Floor
621 sq.ft. (57.7 sq.m.) approx.



2nd Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.

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 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 as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

11, Eastwood Road
BRISTOL
BS4 4RN

Energy rating

E

Valid until: 28 June 2030

Certificate number: 0578-2801-7162-2720-2131

Property type

Semi-detached house

Total floor area

174 square metres

Rules on letting this property

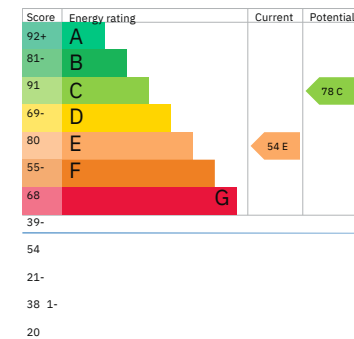
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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