



31 Heath Street  
, Bristol, BS5 6SN

**Asking price £325,000**





# 31 Heath Street



## Description

"We've loved living here, the community and neighbours are brilliant, the location is excellent and we'll be sad to leave our lovely home and garden sanctuary"

Welcome to this lovely 2 bedroom period property nestled in Eastville and only a stroll away from Eastville Park and close to all the local cafes, shops and amenities that Stapleton Road and St. Marks Road have to offer! It also boasts good transport links into the city via buses and the Stapleton Road Train Station.

Comprising of inner hallway leading to a cosy bay lounge featuring a log burner. The full-width dining room offers French doors opening out onto the Southerly facing garden. The kitchen leads to a lovely office space to the rear. Upstairs you'll find two well-proportioned double bedrooms and a modern bathroom.

Further benefits include double glazing, gas central heating from a combination boiler and much more! Don't miss out on the opportunity to make this gem your own, call now to book a viewing!!

- SOUTHERLY FACING GARDEN
- OFFICE
- ST. MARKS ROAD WITHIN REACH
- FULL WIDTH DINING ROOM WITH FRENCH DOORS
- UPSTAIRS BATHROOM
- CLOSE TO EASTVILLE PARK
- BAY LOUNGE WITH LOG BURNER
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- DOUBLE GLAZING



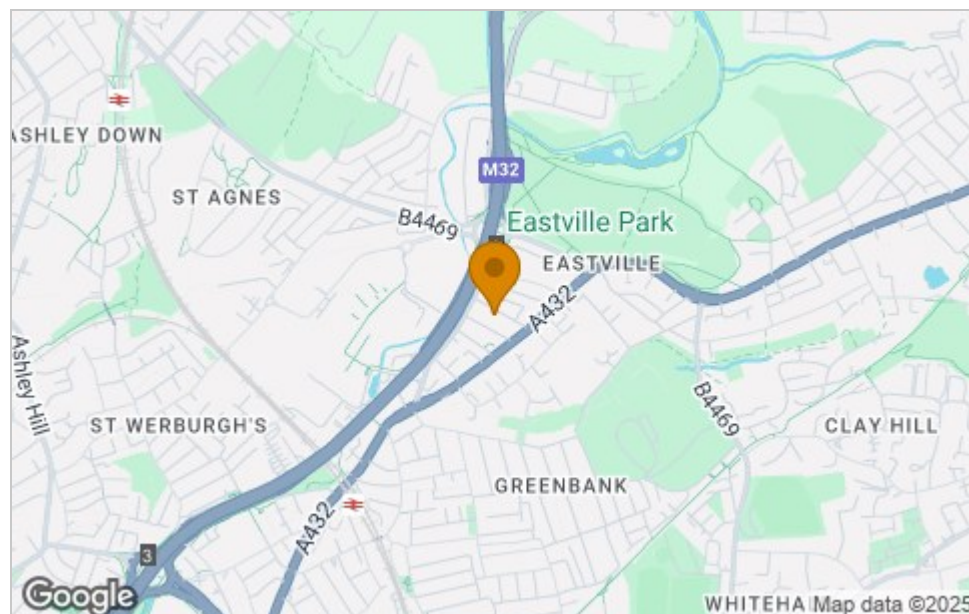




## Floor Plan



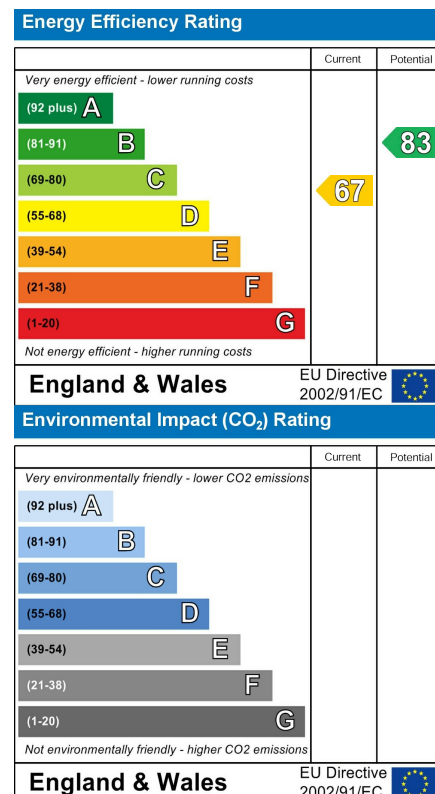
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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