



23 Eldon Terrace, Bristol, BS3 4NZ

£600,000

- 3D VIRTUAL TOUR
- STUNNING VIEWS
- Bi-folding doors onto Decking
- Stylish Bathroom & Ground Floor W.C.
- Walking Distance of City Centre
- Three / Four Bedrooms
- Impressive Open Plan Kitchen/Living Room
- Arranged Over Three Floors
- Charming Street
- Energy Rating - C

This is an impressive family home on a charming street with brightly painted houses and far-reaching views of the city, Clifton Suspension Bridge and Ashton Court, the perfect spot to enjoy the annual balloon fiesta and fireworks displays. This part of Bedminster has become one of the most sought-after areas in Bristol over recent years, in part because of the strong community feel, excellent nearby schools and the convenience of the location. The stunning 50-acre Victoria Park is right on your doorstep. Vibrant North Street is only a 10-minute walk away, while Wapping Wharf – home to a wide range of bars, restaurants and shops, takes 15 minutes. You can reach the city centre in half an hour by foot and Temple Meads Train Station is only a 20-minute walk along the river.

Set over three floors, the property offers flexible accommodation and comprises briefly of a study/double bedroom on the hall floor and a large master bedroom with walk in wardrobe. Upstairs, there are two double bedrooms and a family bathroom. Downstairs there is a play room / home office & w.c. and a sizable open-plan kitchen/living area, the kitchen has been recently updated. Off the kitchen, which has integrated appliances and a double range style oven and gas hob, is a walk in larder. The extended living area has a contemporary feel with bi-folding doors, opening out onto a raised decked terrace creating an extensive indoor/outdoor room with panoramic city views and there are steps down to an enclosed lower level garden. This property offers versatility for modern family living. Early viewings advisable as this property will create considerable interest.

OPEN PLAN LIVING AREA 26'10" x 13'8" (8.18m x 4.19m)

PLAY ROOM 14'2" x 9'10" (4.32m x 3.02m)

STUDY/BEDROOM 10'4" x 9'10" (3.15m x 3.02m)

BEDROOM ONE 11'3" x 14'11" (3.43m x 4.57m)

BEDROOM TWO 10'2" x 14'2" (3.10m x 4.32m)

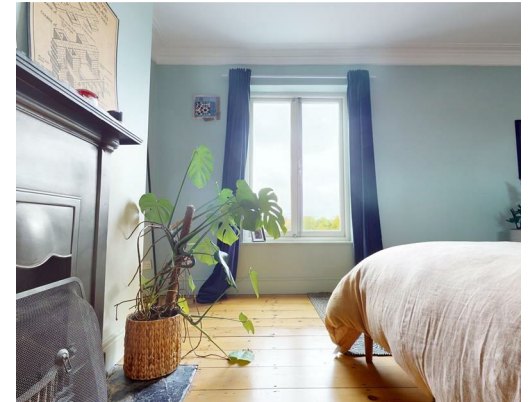
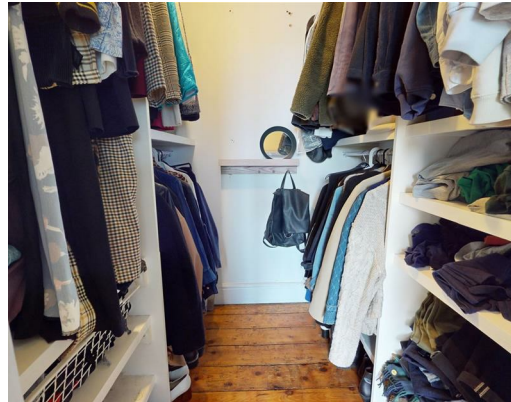
BEDROOM THREE 13'1" x 8'9" (4.01m x 2.69m)

BATHROOM 9'1" x 5'6" (2.77m x 1.70m)

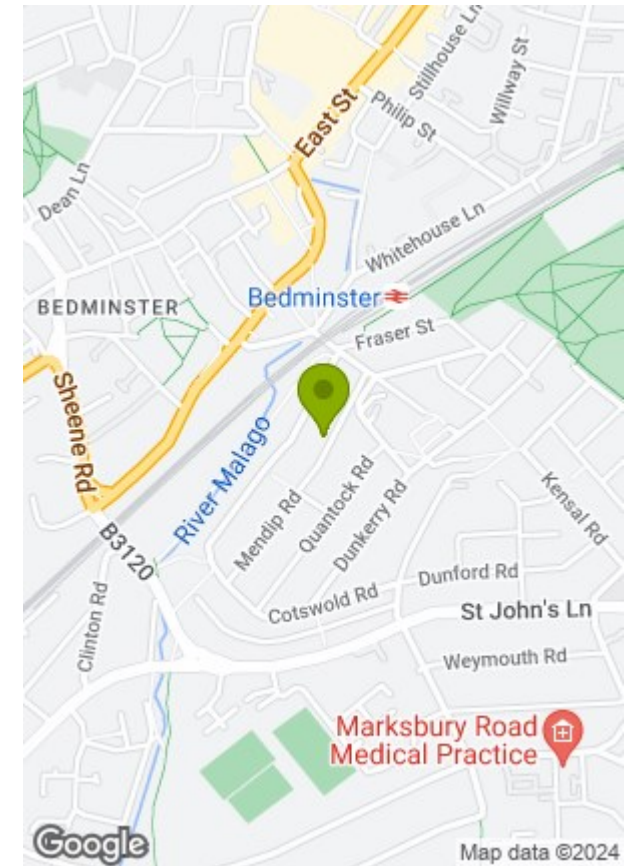
TENURE - Freehold

COUNCIL TAX BAND - Band B









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	87
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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