



Connells

Muller Road
Eastville Bristol

Muller Road Eastville Bristol BS5 6XS

for sale offers in excess of
£435,000



Property Description

This three-bedroom property in a great location offers a wealth of character and style, including many natural wood-stripped floors and a fireplace. The reception room to the front benefits from a feature fireplace and bay window. The second reception/dining room opens onto the garden room extension which has French doors onto the garden. The kitchen/breakfast room is to the left and has been extended to have enough room for a table and chairs at one end, and has a door opening onto the back garden. Upstairs there are three bedrooms and a family bathroom. The loft has the potential to extend. The rear garden has a freestanding covered structure with rear access.

This house is situated on Muller Road and is easily commutable to all Bristol City Centre has to offer, with frequent bus services. Stapleton Road train station is a short walk away. In the immediate location, there are a diverse range of leisure activities, food & music festivals, bars, restaurants, and shops. St Werburghs is also just a 20-minute walk, with some fantastic restaurants, cafés and bars. The area is easily accessible, being a short drive from the M32 with a link to the M4 motorway. Eastville Park, which connects with the Frome Valley Walkway, is, but a couple of minutes' walk away. For cyclists, there are a number of cycle paths nearby, most notably the Bristol to Bath Cycle Path which runs into the city centre and out to some fantastic countryside towards Bitton and Saltford.

Entrance/Hallway

Two French doors leading into the entrance hallway, a central heating radiator, stairs rising to the first floor.

Lounge

16' 4" x 13' 1" (4.98m x 3.99m)

A UPVC double glazed bay window to the front aspect, a central heating radiator.

Kitchen/Breakfast Room

21' 2" x 8' 7" (6.45m x 2.62m)

A central heating radiator, wall units, a freestanding grill/oven with gas hob above, a single bowl sink and drainer with a mixer tap, space for washing machine, a door leading out to the rear garden, tiled around and laminate flooring.

Dining Room

13' 5" x 10' 1" (4.09m x 3.07m)

A central heating radiator.

Bedroom One

16' 5" x 11' 1" (5.00m x 3.38m)

A UPVC double glazed window and a central heating radiator.

Bedroom Two

13' 5" x 11' 3" (4.09m x 3.43m)

A UPVC double glazed window and a central heating radiator.

Bedroom Three

10' 1" x 8' 5" (3.07m x 2.57m)

A UPVC double glazed window and a central

heating radiator.

Bathroom

8' 3" x 8' (2.51m x 2.44m)

A UPVC double glazed window, a central heating radiator, a pedestal hand-wash basin, low level flush wc, a corner bathtub, tiled around

Outside

To The Front

A paved path leading to the front door, some bordering plants and it is enclosed with small brick wall.

To The Rear

It is paved and enclosed with walls.

Garage

10' x 9' 3" (3.05m x 2.82m)

There is a garage in the rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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