

Tel: 0117 971 1417 Web: www.matthewsandco.uk



23 Eagle Road Brislington, Bristol, BS4 3LQ

Asking Price £415,000







# 23 Eagle Road

Brislington, Bristol, BS4 3LQ

Matthews and Co are delighted to offer to the sales market this very well presented three bedroom terraced family home, set within walking distance to local primary and secondary schools, parks and shops, this property will prove to be popular with first time buyers, young growing families and even investors alike.

Situated on Eagle Road in the heart of Brislington with bus routes in and out of Bristol to Bath on your doorstep, this beautiful 1930's property briefly comprises of a porch, large entrance hall, wc, bay fronted lounge, dining room and modern fitted kitchen to the ground floor together with three good size bedrooms and a family bathroom to the first floor.

Outside to the rear is a great size, enclosed, family garden laid to lawn with a patio area and shed. This property also boasts a parking space to the rear and single garage accessed via a rear lane.

Call Today to book a viewing.

Hallway 13'2" x 7'10" (4.02m x 2.41m)

Lounge 15'2" x 12'5" (4.64m x 3.80m)

Dining Room 12'6" x 11'6" (3.82m x 3.51m)

Kitchen 17'11" x 8'10" (5.47m x 2.71m)

W.C 4'9" x 2'9" (1.47m x 0.86m)



















Landing 7'10" x 7'10" (2.40m x 2.39m)

Bedroom One 15'2" x 12'6" (4.64m x 3.83m)

Bedroom Two 12'7" x 12'6" (3.84m x 3.82m)

Bedroom Three 9'2" x 7'11" (2.80m x 2.43m)

Bathroom 7'10" x 7'9" (2.40m x 2.38m)

Front Garden

Rear Garden

Garage







#### Floor Plan



### Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

# Area Map



# **Energy Efficiency Graph**

