



£295,000

85a Egerton Road, Bishopston, Bristol, BS7 8HR

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85a Egerton Road
Bishopston, Bristol, BS7 8HR

Offered for sale with no onward chain, this double-bedroom garden flat occupies the entire ground floor of an attractive Victorian end of terrace property. The well-appointed apartment is located on popular tree lined, Egerton Road located closeby to Gloucester Road.

The apartment has a private entrance, located on Dulverton Road, which provides access to the private rear garden. The accommodation comprises a spacious bay fronted living room, spanning the full width of the property benefitting a cast iron fireplace, picture rail and stripped wood floors. Adjacent, a double bedroom, with a door leading to the rear garden and stripped wood floors. Sitting centrally is a well appointed dining area with a window to side aspect whilst an opening leads to the kitchen. To the rear, is the three piece bathroom. complete with a shower over bath, wash hand basin, W/C and floor to ceiling decorative tiles.

Externally, the private mature rear garden is circa 29ft, mainly laid to lawn surrounded flower beds and a gravelled seating area.

85a Egerton Road is a fantastic flat,



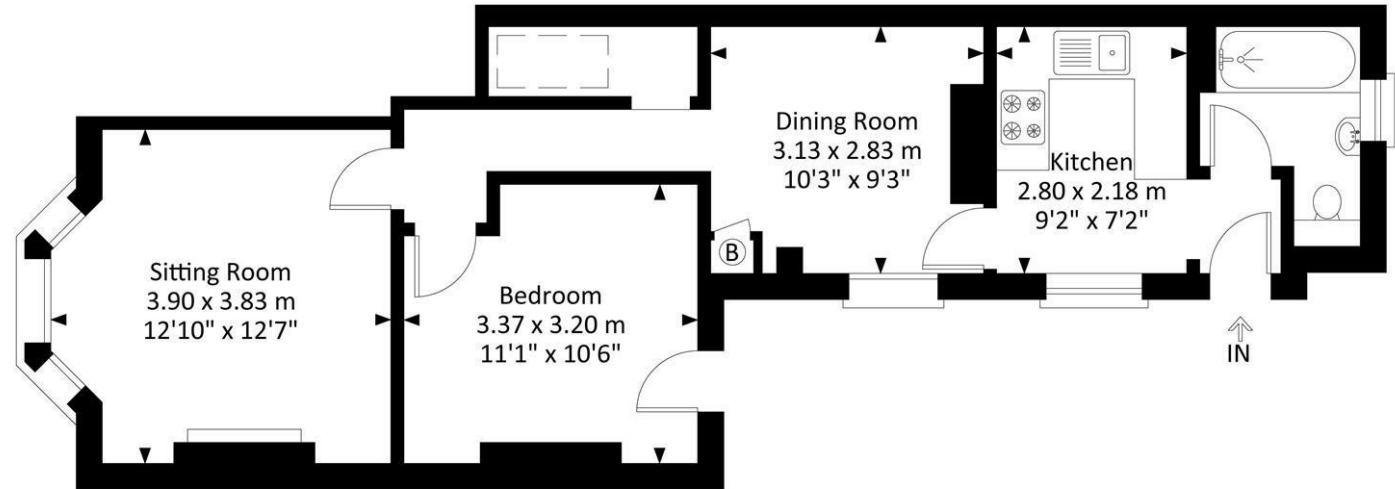
located on a friendly and family oriented road which provides excellent access to all of the amenities located on the nearby Gloucester Road.







Ground Floor Flat, 85 Egerton Road, Bishopston, Bristol, BS7 8HR

Approximate Gross Internal Area = 51.47 sq m / 554.01 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 	England & Wales	EU Directive 2002/91/EC 

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