



**Eastland Road,  
Bristol, BS35 1DP**

**PRICE: £195,000**

## Property Features

- Two Bedrooms
- Retirement Home
- Living Room
- Modern Fitted Kitchen
- Modern Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Communal Gardens
- Parking
- No Chain

## Full Description

### Description

This two-bedroom retirement property offers comfort and modern living in a great location.

The property features a contemporary kitchen equipped with integral appliances and a good size living room. There is modern shower room designed with both style and functionality in mind, ensuring convenience for daily routines.

Residents will also appreciate the beautifully maintained communal gardens, which offer a space to enjoy the outdoors and socialise with neighbours, the property also benefits from parking and site manager for peace of mind for the residents and their families. The property has been well maintained and is offered with no onward chain!

### Entrance Via

Entrance via obscure part double glazed door to -

### Lounge

16'2" x 11'1" (4.94 x 3.38)

UPVC double glazed window to front aspect, coving, intercom system, TV point, coving. doors to -

### Kitchen

11'9" x 8'2" (3.59 x 2.49)

UPVC double glazed window to rear, part UPVC double glazed door to rear garden, range of modern fitted wall and base units with work surfaces over, built in Neff oven and electric hob with cooker hood over, integral Zanussi washing machine, integral fridge/freezer, tiled floor, cupboard housing Vaillant central heating boiler, emergency pull cord.

### Hallway

Doors to all bedrooms and bathroom.



**Bedroom 1**  
 12'7" x 9'9" to wardrobe doors (3.84 x 2.99 to wardrobe doors)  
 UPVC double glazed window to rear aspect, range of fitted wardrobes providing shelving and hanging space, built in drawers, double radiator, built in linen cupboard, emergency pull cord.

**Bedroom 2**  
 9'2" x 8'0" (2.81 x 2.46)  
 UPVC double glazed window to front aspect, double radiator, emergency pull cord, consumer unit,

**Shower Room**  
 6'7" x 4'11" (2.03 x 1.50)  
 Fully tiled walls and floor, walk in shower cubicle with Mira shower, wash hand basin with vanity unit under, WC, heated towel rail, shaver light point, access to loft space, emergency pull cord.

**Front Garden**  
 Laid to lawn with pathway and hand rail to front door, garden storage cupboard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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