Eveleighs

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# 8 Archer Walk, Bristol, BS14 8LF

## £310,000

An Immaculately Presented Two-Bedroom End-of-Terrace Home with South-Facing Garden

Situated in a convenient South Bristol location, this immaculate two-bedroom end-of-terrace home offers stylish, well-planned accommodation, making it an ideal purchase for first-time buyers, professional couples or those looking to downsize.

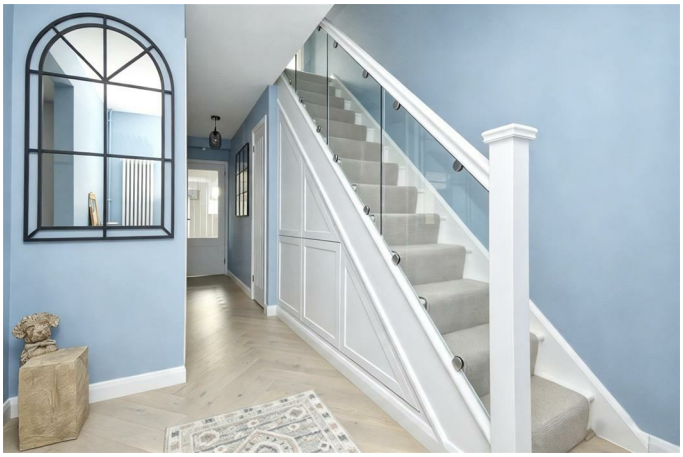
The property welcomes you with bright and airy entrance hall, a separate reception room, providing a comfortable and inviting space to relax and unwind. The thoughtfully designed kitchen/dining room offers a practical yet sociable environment, complemented by a range of integrated appliances and providing space for dining.

Further benefits include a separate utility room/rear lobby, offering additional practicality and storage, alongside a number of generous storage solutions throughout the property. The principal bedroom is

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## Entrance Hall
11'1" x 8'5" (3.38 x 2.57)



## Sitting Room
11'8" x 10'9" (3.56 x 3.28)





## Kitchen / Dining Room
13'3" x 9'4" (4.05 x 2.86)

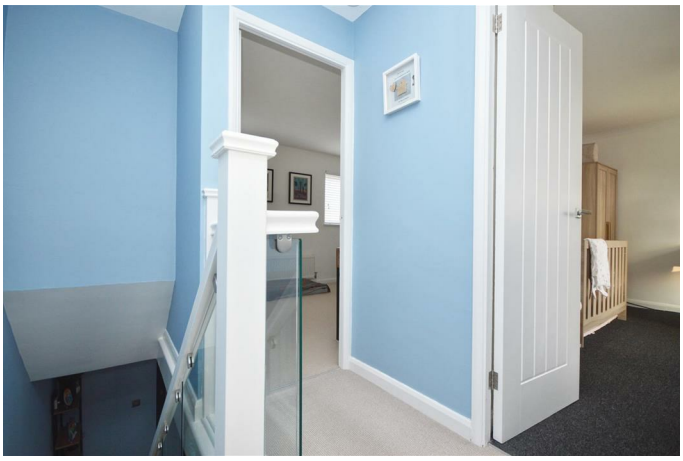




## Rear Lobby / Utility Room



## First Floor Landing



## Bedroom One
16'5" x 10'4" (5.02 x 3.17)



**Bedroom Two**
13'6" x 11'5" (4.12 x 3.50)



**Bathroom**
8'2" x 5'6" (2.50 x 1.68)

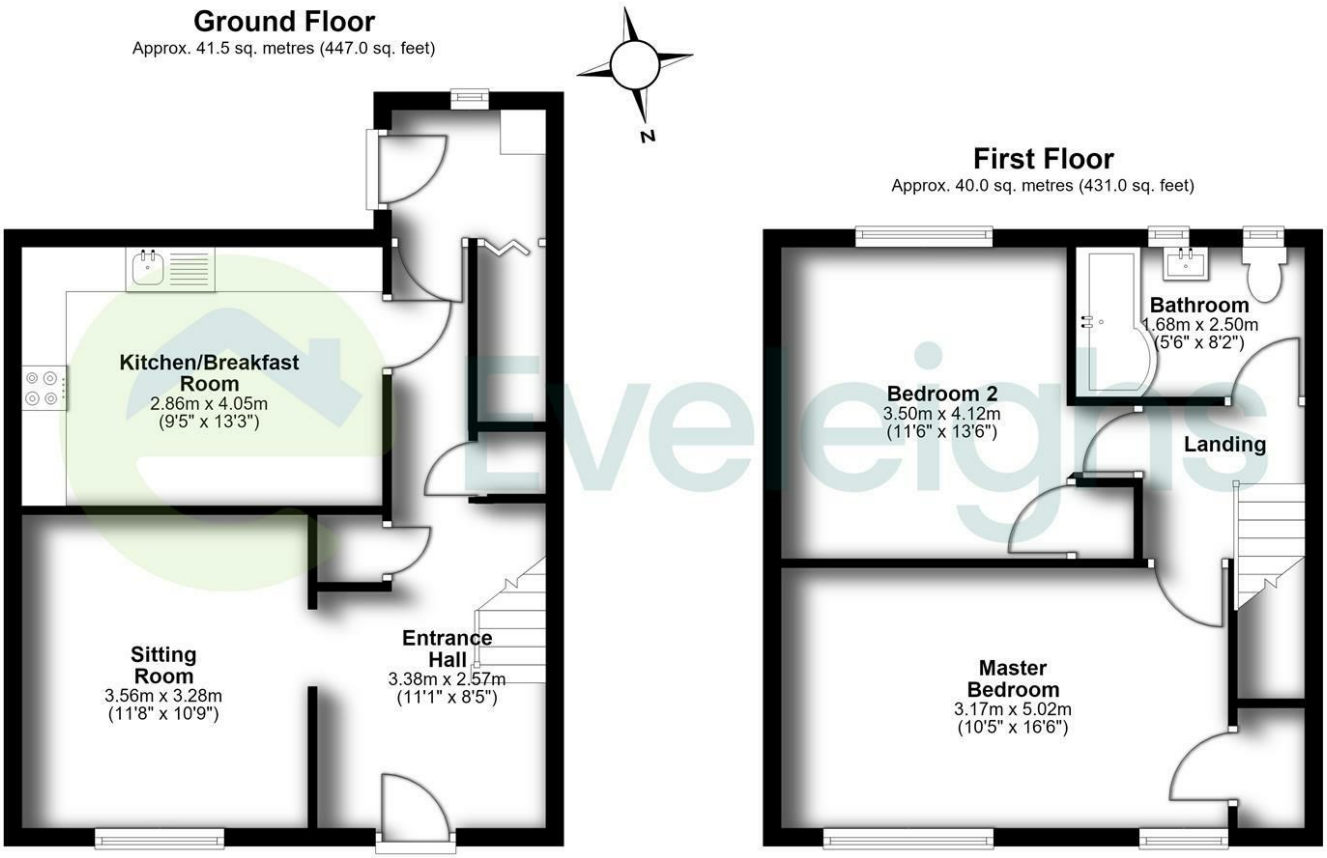


**Outside**





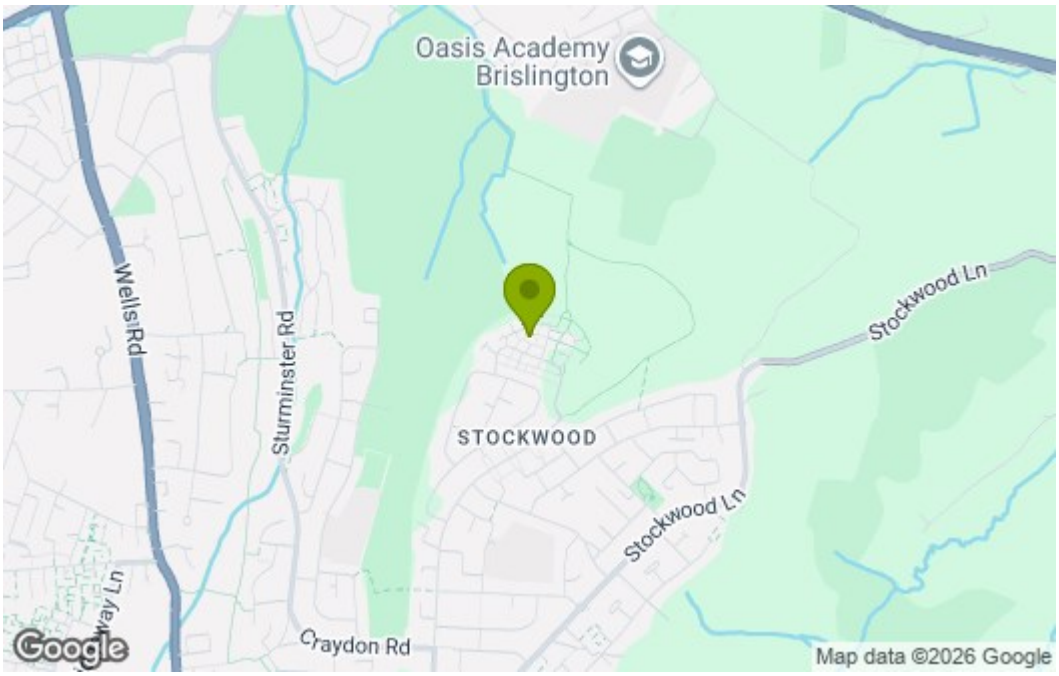
## Floor Plan



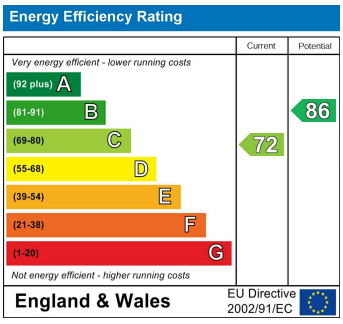

Total area: approx. 81.6 sq. metres (878.0 sq. feet)

**8 Archer Walk**

## Area Map




## Energy Efficiency Graph




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