



**Connells**

Eastwood Crescent  
Brislington Bristol



# Eastwood Crescent Brislington Bristol BS4 4SS

for sale  
**£325,000**



## Property Description

Set on Broomhill Road in Brislington, this well-presented family home offers generous living space and excellent access to local amenities. The ground floor features a welcoming entrance hallway, a bright separate living room, and a spacious kitchen/diner ideal for entertaining. Upstairs you'll find two sizeable double bedrooms, a well-proportioned single, and a modern bathroom with shower over bath.

Outside, the property benefits from a front garden with parking, plus a large rear garden laid mainly to lawn with patio seating and a useful outbuilding. Additional off-street parking is available via a rear lane.

The location is superb — with shops, cafés and everyday conveniences close at hand, and green spaces such as Victory Park and Arnos Court Park nearby. Nightingale Valley Woods, Beeses Tea Rooms and Eastwood Farm Nature Reserve are just an eight-minute walk, perfect for summer evenings and weekends. Excellent transport links include frequent buses, Brislington Park & Ride within 15 minutes' walk, and easy access to Temple Meads station, the M32, M5 and M4.

## Lounge

16' 3" max x 12' 10" max ( 4.95m max x 3.91m max )

Well-sized lounge with large frosted double glazed window to front. Central chandelier lighting and wall-mounted up-lights.

## Kitchen

15' 10" x 9' 10" ( 4.83m x 3.00m )

Modern kitchen with matching white base and head units with worktops over. Double glazed window into conservatory. Integrated electric oven and hob with gloss black extractor over. Three double power outlets at counter level.

Wood style lino flooring. Space for a well-sized dining table on the opposite side of the room.

## Conservatory

11' 8" x 6' 3" ( 3.56m x 1.91m )

Great additional reception room. Currently has wall cabinets to one side, in use as a utility. Double glazed windows to rear, carpeted flooring, power and lighting.

## Bedroom One

12' 8" x 8' 8" ( 3.86m x 2.64m )

Great sized main bedroom with large double glazed window to front. Ample space for a double bed and plenty of free-standing furniture. Wood effect lino flooring.

## Bedroom Two

9' 10" x 9' 10" into wardrobe ( 3.00m x 3.00m into wardrobe )

Double bedroom with full-length built-in wardrobes. Space for double bed and free-standing furniture. Wood effect flooring. Double glazed window to rear.

## Bedroom Three

9' 5" x 6' 9" ( 2.87m x 2.06m )

Well-sized third bedroom with double glazed window to front. Wood effect flooring.

## Bathroom

Three piece bathroom suite with low level WC, panelled bath with shower over, and pedestal wash hand basin. Vanity cabinet with mirror front. Frosted double glazed window to side and heated towel rail.

## Garage

Garage access via rear lane and door into garden.

## Driveway

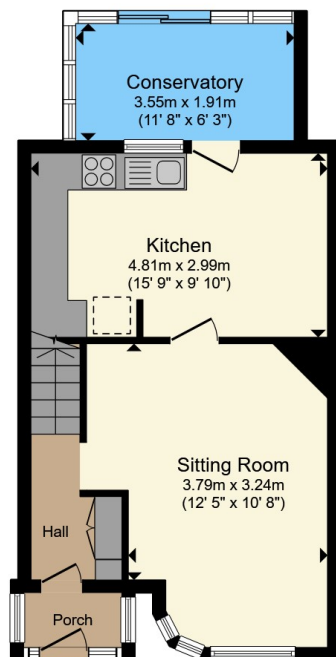
Off-street parking, space for at least two cars.

## Entrance Hall

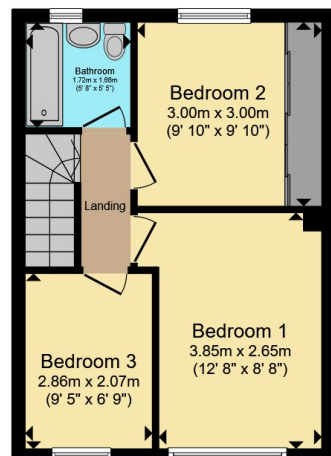
UPVC double glazed door to front. Upon entry there is built-in storage consisting of open front shelving and an airing cupboard.



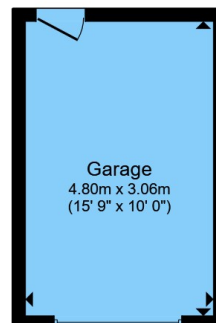




**Ground Floor**



**First Floor**



**Garage**

Total floor area 93.7 m<sup>2</sup> (1,008 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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243 North Street Southville  
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EPC Rating: D

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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