



Eden Grove, Bristol BS7 0PW

welcome to

Eden Grove, Bristol

This utterly charming two bedroom home is presented to the very highest standard and offers a tremendously convenient BS7 location that includes parking. The property boasts open plan living space with dining area, fabulous bathroom, very spacious loft storage and additional cloakroom WC.

Eden Grove Entrance

Access is granted to this attractive house via pretty pathway leading to the covered front door, Herbaceous borders and neat private parking creates a very inviting entry.

Entrance Hall

The modern glazed door leads into the very well presented entrance hallway complete with parquet style flooring. The light and bright space instantly accentuates the feel of size and space as found throughout. Here further leads into the equally well presented cloakroom just off to the right hand side.

Cloakroom WC

The continuation of flooring (as into the living space) adds unity and a free flowing feel to the ground floor areas including the cloakroom. The room is complete with WC, basin, radiator plus a window to the front aspect with stylish retro-fitted shutters.

Living Room

15' 10" max x 11' 8" max (4.83m max x 3.56m max)

The splendid main living space accommodates a lounging area and dining space with consummate ease. Furthermore, the 'open' kitchen grants ultra convenience and appropriate levels of separation between the usable spaces. Here includes a window to the front aspect and great understairs storage.

Kitchen

5' 7" max x 9' 11" max (1.70m max x 3.02m max)

Stylish and well proportioned kitchen including attractive wall and base units. Here includes an integrated oven, hob, fridge, freezer, dishwasher, sink and extractor. Further space for an undercounter washing machine. The space looks

stylish, offers functionality and is finished with floor tiling and spot lights.

Stairs Leading Upwards

The attractive stairs lead upwards and are complemented by the feature wall paper and molded handrails.

Landing

Well proportioned leading to all further areas. A well proportioned storage cupboard is located here and is home to the gas combination boiler. Loft access granted above.

Bedroom One

10' 5" max x 10' max (3.17m max x 3.05m max)

The splendid master bedroom offers great proportions, light and additional storage. Finished to the highest standard and also includes window shutters.

Bedroom Two

14' max x 6' 11" max (4.27m max x 2.11m max)

The second bedroom is also finished to the highest standard and is well proportioned for a room of it's type. Here offers tremendous flexibility and whilst perfect as a bedroom may also be a nursery, dressing room or office for example.

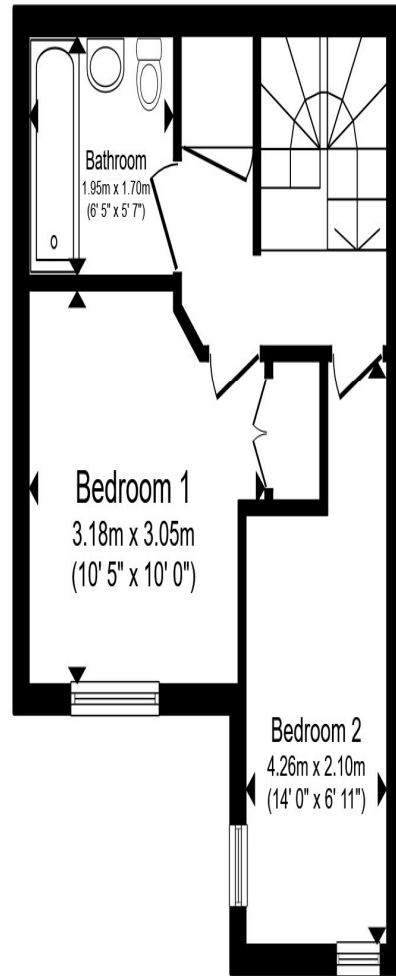
Bathroom

5' 7" max x 6' 5" max (1.70m max x 1.96m max)

Again.....beautifully presented! Complete with oversized bath and shower over plus glass screen, WC and basin. Finished with shaver point, attractive floor and wall tiles, radiator plus spotlights.



Ground Floor



First Floor

Total floor area 51.4 m² (553 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



welcome to
Eden Grove,
Bristol

- Stunning Two Bedroom Home in BS7
- Presented to the Highest Standard Throughout / Light and Bright
- Well Proportioned Master Bedroom with Built-In Storage
- Good Sized Bedroom 2 - Flexible Usage Options
- Separate Entrance Hallway with Cloakroom WC Leading Away

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£275,000



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