

Approximate Area = 980 sq ft / 91 sq m  
 For identification only - Not to scale

**Glen Park, Eastville, Bristol, BS5**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. We've asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**4 Glen Park, Eastville, Bristol, BS5 6SL**  
**Offers In Excess Of £280,000**





Council Tax Band: B | Property Tenure: Freehold

**3 BEDROOM TERRACED PERIOD HOME WITH AMPLE POTENTIAL TO MAKE THIS PROPERTY YOUR OWN!!** Positioned at Glen Park in Eastville, Bristol, this mid-terrace house presents a wonderful opportunity for those with a vision to create their dream home. With three spacious bedrooms, a well-proportioned reception room and kitchen space, this period property offers ample space for families or individuals seeking a comfortable living environment. The house features one bathroom, providing essential facilities for everyday living. Its period charm adds character, making it a unique find in the bustling city of Bristol. Importantly, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process. One of the standout features of this home is its excellent rental potential, given its proximity to Bristol City Centre. This makes it an attractive option for investors looking to capitalise on the vibrant rental market in the area. Additionally, the property benefits from convenient travel links to the M32, M4, and M5 motorways, ensuring easy access to surrounding regions. Residents will also appreciate the local amenities within walking distance and green spaces close by at Eastville Park, providing everyday conveniences just a stone's throw away. This property is not just a house; it is a canvas awaiting the right owner to bring it to life. Whether you are looking to invest or create a family home, this property in Glen Park is a promising opportunity not to be missed.



**Entrance Porch**

Obscured double glazed door into porch and window, ceiling coving.

**Hallway**

19'1 x 5'2 (5.82m x 1.57m)  
Single glazed obscured door to hallway, stairs to first floor landing, fuse box, radiator.

**Lounge / Dining Room**

Double glazed box window to front, double glazed window to rear, radiator, coving.

**Lounge**

12'2 x 11'7 (3.71m x 3.53m)  
Double glazed box window to front, ceiling coving.

**Dining Room**

12'4 x 9'7 (3.76m x 2.92m)  
Double glazed window to rear, radiator, ceiling coving.

**Kitchen**

9'4 x 7'7 (2.84m x 2.31m)  
Sliding obscured glass door into kitchen, obscure double glazed door to rear garden, double glazed window to side, the kitchen consists of matching wall and base units with worktops, stainless steel sink with mixer taps and drainer, built-in electric cooker and hob with extractor over, radiator, part tiled walls, tiled

flooring, space for washing machine & fridge/freezer.

**Bathroom**

7'7 x 7'3 (2.31m x 2.21m)  
2x obscure double glazed windows to rear & side, bath with shower off taps, wash hand basin, WC, radiator, extractor fan, tiled flooring, part tiled walls.

**First Floor Landing**

12'1 x 5'1 (3.68m x 1.55m)  
Stairs to ground floor, loft access.

**Bedroom 1**

15'3 x 11'2 (4.65m x 3.40m)  
Double glazed window to front, radiator.

**Bedroom 2**

12'2 x 9'9 (3.71m x 2.97m)  
Double glazed window to rear, radiator, storage cupboard housing gas combi boiler.

**Bedroom 3**

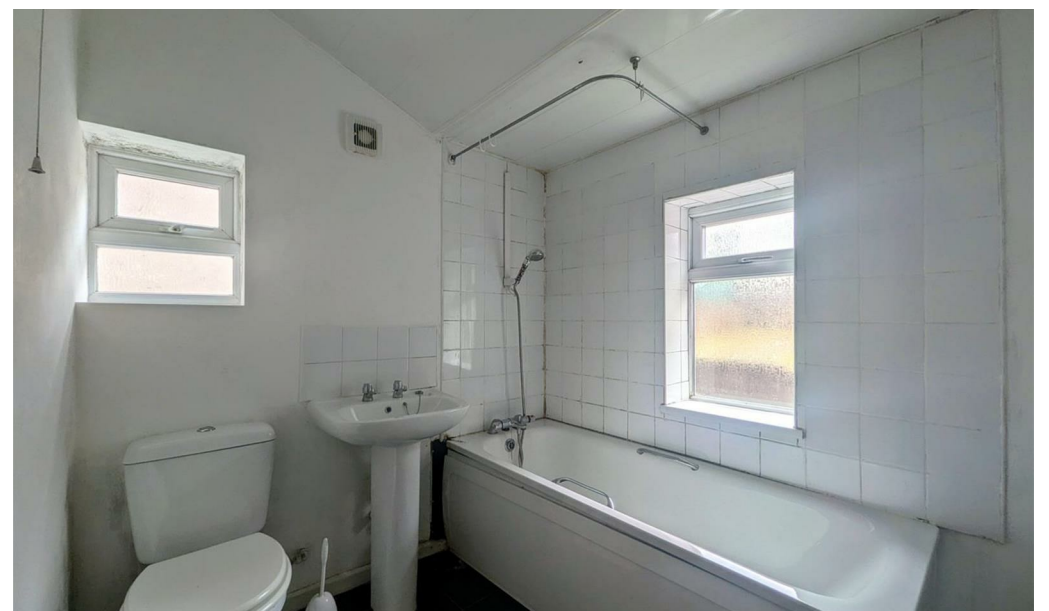
9'5 x 7'10 (2.87m x 2.39m)  
Double glazed window to side, radiator.

**Front Garden**

Pathway to front door, gravel, low level wall.

**Rear Garden**

Pathway to rear garden from kitchen, mostly laid to lawn with gravel areas, enclosed by fencing and walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

