



GREGORYS
— ESTATE AGENTS —

By Lily



6 EASTLEIGH ROAD
STAPLE HILL
BRISTOL
BS16 4SQ
£380,000

A WELL-PRESENTED THREE-BEDROOM MID-TERRACED HOME WITH A GREAT COMBINATION OF LIVING SPACE, PRACTICAL FEATURES AND A LANDSCAPED REAR GARDEN, SITUATED IN A POPULAR RESIDENTIAL AREA OF STAPLE HILL.

To the front, the property benefits from a porch with sliding doors, providing a useful entrance space before leading into the home. Inside, there are two separate reception rooms, offering flexibility for both relaxing and dining.

The second reception room features double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. The kitchen is positioned to the rear and provides a practical range of storage and worktop space, with room for a small dining table. Stylish storage drawers have also been thoughtfully fitted beneath the stairs, making excellent use of the available space.

Upstairs, there are two double bedrooms and a further single bedroom, along with the family bathroom. The bathroom comprises a WC, hand basin, bath and overhead shower. Outside, the rear garden has been thoughtfully arranged over two levels. A landscaped patio seating area sits directly outside the back door, providing an ideal spot for outdoor dining or relaxing, with three steps leading up to a further grassed area.

A particularly useful feature of the property is the garage, which has been partitioned to create a versatile games room alongside a separate storage area, offering additional space that could be used to suit a variety of needs. To the front, there is also a private driveway providing off-road parking.



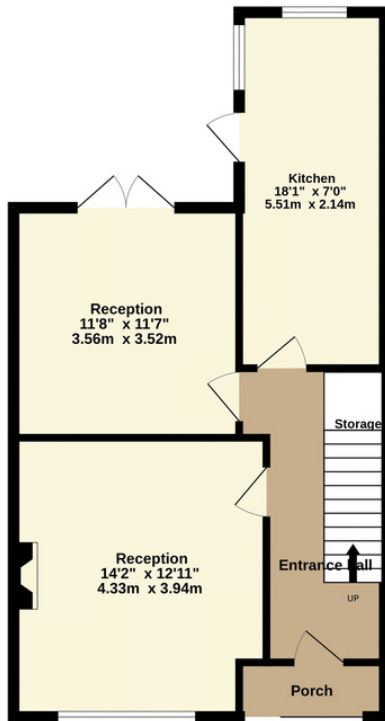


Staple Hill is a popular and well-connected area situated just to the east of Bristol, offering a good mix of local amenities, independent shops, cafés and everyday conveniences. The area is well placed for access into Bristol and surrounding areas, with a number of transport links nearby, while nearby green spaces provide opportunities to enjoy the outdoors. With its established community and convenient location, Staple Hill continues to be a popular choice for a variety of buyers.

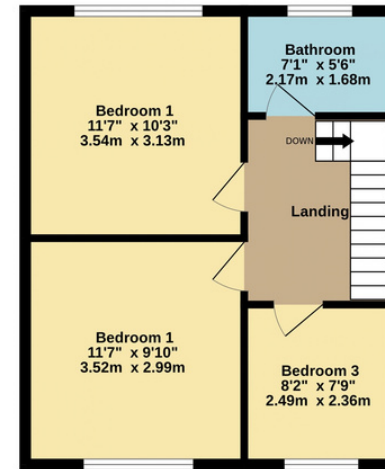




Ground Floor
797 sq.ft. (74.1 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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