



## Eastcote Park, Bristol

, BS14 9PQ

£290,000



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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Eastcote Park, Bristol

## DESCRIPTION

For sale is this fantastic end of terrace property located in the Whitchurch area of Bristol, offering convenient access to a range of local amenities. The property is presented in good condition, ready to move in and provides comfortable accommodation, featuring three generously sized bedrooms and one bathroom, designed as a modern shower room.

The property also includes a light and airy lounge situated at the front, and a well-equipped kitchen/diner with included appliances such as oven, hob, dishwasher, washing machine, fridge, and fridge freezer. Patio doors from the kitchen/diner open onto an enclosed south-facing back garden, allowing for a seamless transition to outdoor space.

Additional features include a downstairs cloakroom, under stairs storage, and a garden room/office fitted with full electrics, ideal for home working or as a versatile space. Off-road parking is available at the front of the property, with allocated parking for residents in the nearby car park.

Eastcote Park is situated within easy reach of local schooling options and green spaces such as Whitchurch Millennium Green and Hengrove Park, offering recreational opportunities for residents. Nearby Whitchurch lane provides access to a selection of shops, cafés, and everyday conveniences. Bristol city centre is accessible by local bus routes, and the nearest train station, Bristol Temple Meads, is approximately 15 minutes' drive away, offering regular services to major destinations including Bath, Cardiff, and London Paddington.

Ideal for first time buyers and families alike, this wonderful property is now available for sale, don't miss out on this opportunity call the office today to arrange a viewing appointment.



# ROOMS

## ENTRANCE HALLWAY

Composite entrance door into hallway, wall hung feature radiator, storage cupboard housing meters, stairs rising to first floor with under stairs storage, light oak effect laminate flooring.

## CLOAKROOM

uPVC double glazed window to front elevation, tiled flooring, low level w.c, wash hand basin with storage under.

## LOUNGE

uPVC double glazed window to front elevation, ceiling coving, radiator.

## KITCHEN/DINER

uPVC double glazed French style doors to rear garden, uPVC double glazed window to rear elevation, fitted with a range of wall and base units with work tops over incorporating one and a half bowl sink unit with mixer tap over, built in electric oven with gas hob and extractor hood over, integral dishwasher, fridge and freezer, plumbing for automatic washing machine, ceiling spot lights, ceiling coving, light oak effect laminate flooring

## FIRST FLOOR LANDING

Airing cupboard housing combination boiler (new September 2023) further storage cupboard, loft access, doors to accommodation.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator, built in storage, ceiling coving, light Oak effect laminate flooring.

## BEDROOM TWO

uPVC double glazed window to rear elevation, radiator, ceiling coving, light Oak effect laminate flooring.

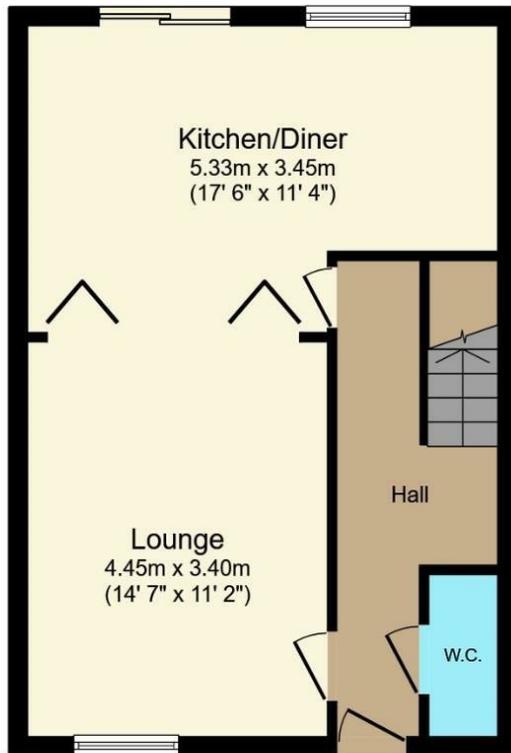
## BEDROOM THREE

uPVC double glazed window to front elevation, radiator, storage cupboard, ceiling coving, light oak effect laminate flooring.

## SHOWER ROOM

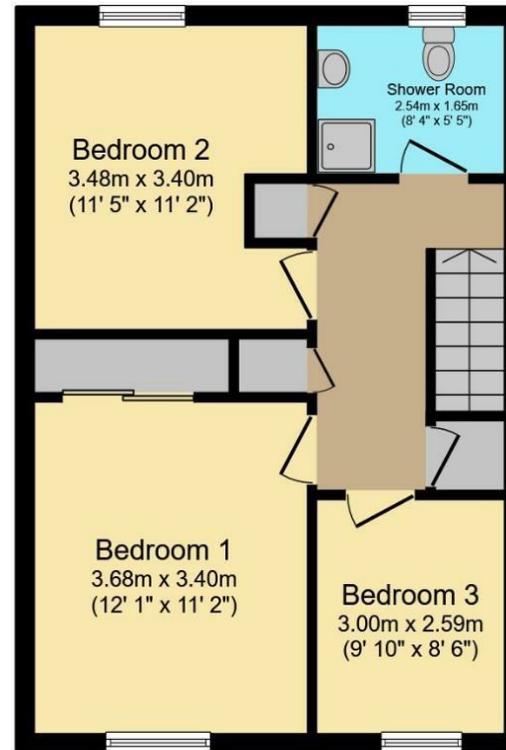
uPVC double glazed window to rear elevation, shower cubicle with mixer shower over, concealed low level w.c, pedestal wash hand basin, fully tiled floor and part tiled walls, ceiling coving, extractor fan, heated towel rail.





### Ground Floor

Floor area 42.7 m<sup>2</sup> (459 sq.ft.)



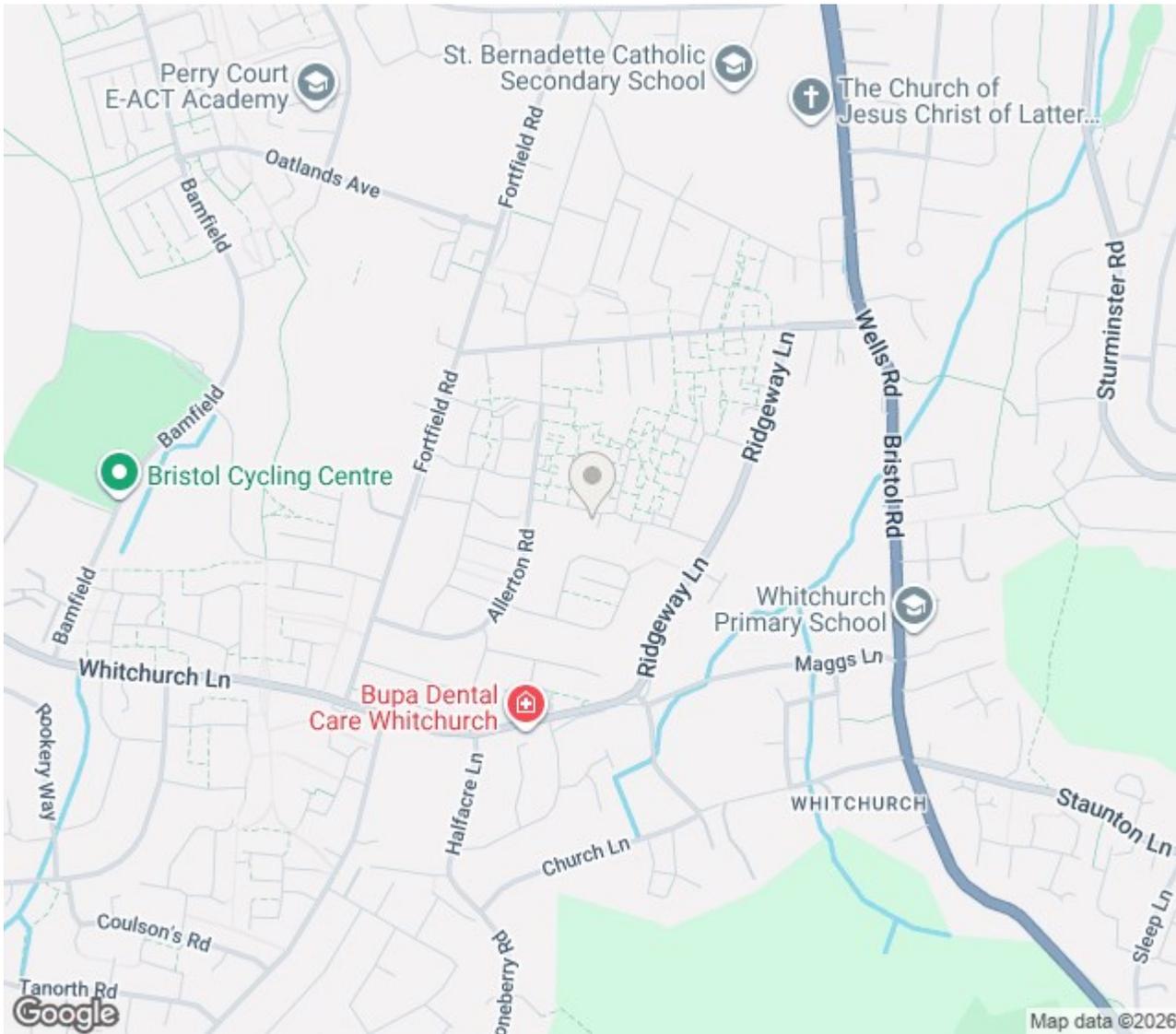
### First Floor

Floor area 42.5 m<sup>2</sup> (458 sq.ft.)

**TOTAL: 85.2 m<sup>2</sup> (917 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.