

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

Eagle Road, Bristol, BS4

Approximate Area = 1617 sq ft / 150.2 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1793 sq ft / 166.4 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

31 Eagle Road, Brislington, Bristol, BS4 3LQ



Guide Price £500,000

An immaculately presented and spacious four bedroom family home in a convenient location for access to the city centre.

- Terraced home
- Entrance hallway
- Living room
- Kitchen / dining / family room
- Four bedrooms
- Two bathrooms
- Front garden
- Rear garden
- Off street parking
- Garage

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



31 Eagle Road, Brislington, Bristol, BS4 3LQ

This stunning four-bedroom terraced home has been thoughtfully extended to create a modern and spacious environment perfect for family living. Ideally situated within easy reach of the city centre, it combines character features with contemporary design in a highly sought-after location.

Upon entering, a charming entrance vestibule with an original stained glass wooden door leads into a welcoming hallway. The ground floor offers a bright and spacious bay-fronted living room and an impressive open-plan kitchen/dining/family area, ideal for entertaining, complete with sliding doors opening onto the rear garden.

Upstairs, the first floor features three well-proportioned bedrooms served by a four-piece family bathroom. A generous main bedroom with dual aspect windows is found on the second floor, along with a stylish en-suite shower room, and useful storage space.

Outside, the property benefits from a beautifully landscaped rear garden with two patio areas for al fresco dining, a lawned area, and rear access to ample off-street parking and a detached garage. Further benefits include a low-maintenance garden to the front of the home.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.6m x 0.7m (5'2" x 2'3")

Double glazed doors into vestibule and original glass stain wooden door to entrance hallway.

ENTRANCE HALLWAY 3.9m x 2.4m (12'9" x 7'10")

Original wooden doors leading to ground floor rooms, staircase to first floor with storage cupboard below, radiator and power points.

LIVING ROOM 4.3m x 3.7m (14'1" x 12'1")

Double glazed bay window to front aspect, remote controlled gas feature fireplace, picture rails, radiator and power points.

KITCHEN/DINER/FAMILY ROOM 6.1m x 5.5m (20'0" x 18'0")

to maximum points. Velux windows, double glazed window and sliding door to rear garden. Matching high gloss wall and base units with work surfaces over and tiled splashbacks to kitchen area, integrated Bosch double oven and induction hob with extractor over, spaces and plumbing for washing machine, dishwasher and tumble dryer. One and a quarter sink with mixer tap over, radiators and power points.

FIRST FLOOR

LANDING

Original wooden doors leading to first floor rooms and staircase to second floor.

BEDROOM TWO 4.5m x 3.8m (14'9" x 12'5")

Double glazed bay window to front aspect, wall mounted air con unit, picture rails, radiator and power points.

BEDROOM THREE 3.7m x 3.6m (12'1" x 11'9")

Double glazed window to rear aspect, wall mounted air con unit, picture rails, radiator and power points.

BEDROOM FOUR 2.8m x 2.4m (9'2" x 7'10")

Double glazed window to front aspect, picture rails, radiator and power points.

BATHROOM 2.3m x 2.2m (7'6" x 7'2")

Double glazed obscured window to rear aspect, walk in corner shower cubicle and a panelled bath with taps over. Pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls and a heated towel rail.

SECOND FLOOR

LANDING

Skylight and wooden doors leading to second floor rooms.

BEDROOM ONE 5.4m x 3.5m (17'8" x 11'5")

Double glazed window to rear aspect and a velux to front, storage cupboard in eaves, wall mounted air con unit, radiator and power points.

SHOWER ROOM 2.3m x 2m (7'6" x 6'6")

Double glazed obscured window to rear aspect, walk in shower cubicle with rainfall attachment over, wash hand basin with storage below and a mixer tap over. Low level WC, fully tiled walls and a heated towel rail.

STORAGE 2.1m x 1.5m (6'10" x 4'11")

Double glazed velux to front aspect, Vaillant gas combination boiler and power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to decorative chipping front garden with concrete path leading to front door, brick wall boundaries and evergreen shrubbery.

REAR GARDEN

Laid level lawn with a choice of two patio areas for outdoor dining, fenced boundaries and rear gate to lane.

GARAGE 5.2m x 2.7m (17'0" x 8'10")

Up and over garage door and pedestrian door to garden. Inspection point, lighting and power points.

PARKING

Laid to concrete spaces at rear of property, accessed via a rear lane.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, Vodafone and O2 - all likely available (Source - Ofcom).

