



MAGGS  
& ALLEN

12 GLOSTER AVENUE  
EASTVILLE, BRISTOL, BS5 6PZ  
£300,000

A two double-bedroom Victorian home located in a quiet cul-de-sac directly opposite Eastville Park. This property boasts generous proportions, two distinct reception rooms, and a sizeable rear garden. Furthermore, it is offered to the market with no onward chain.

## Summary

Entering into a long entrance hall, providing access to a staircase rising to the first floor, and in turn the principal rooms.

The front reception room is bay-fronted, allowing for natural light to fill the space, and has been knocked through to the second reception room to create an open-plan living area. French doors open directly to the rear garden, and both rooms benefit from feature fireplaces.

The entrance hallway is open to the galley kitchen, which comprises a range of modern wall and base-mounted units with wood-effect work surfaces, with integrated appliances including an electric oven, electric hob with extractor, stainless steel sink and space for a washing machine and fridge/freezer. French doors open to the rear garden.

To the first floor, you will find two double bedrooms, of which the master spans the width of the house and provides views over the cul-de-sac, as well as a large family bathroom encompassing a four-piece suite of toilet, sink, freestanding bath and corner shower unit.

Externally, the property boasts a very generous (approx. 70ft) rear garden, which is primarily laid to lawn with a patio area. This space holds huge potential for any keen gardeners, with a north-westerly aspect capturing the afternoon/evening sun.

## Location

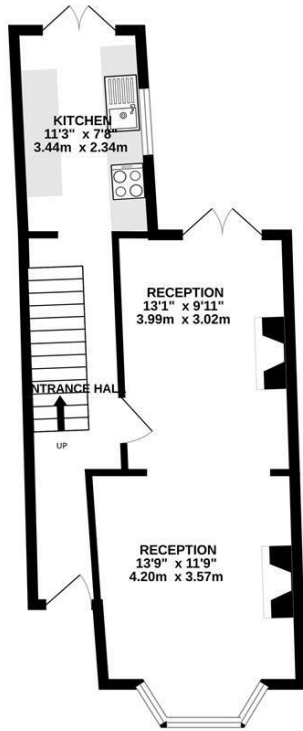
Part of a vibrant community and is renowned for its close community and cultural environment. The property is within walking distance to the independent shops, amenities & eateries including the popular Garden of Easton & The Thali Restaurant. Easton Leisure Centre is within close proximity as well as Bristol Hawks Gymnastics Club plus the open spaces of Eastville & St George parks. The popular Bristol to Bath Cycle Path is ideal for cycling to the city centre.

## Schools

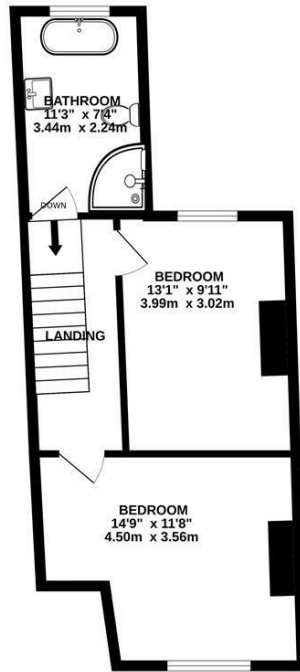
May Park Primary School - Distance: 0.22 miles  
Glenfrome Primary School - Distance: 0.58 miles  
Bristol Metropolitan Academy - Distance: 0.8 miles



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 830 sq.ft. (77.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.  
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- Two bedroom, Victorian terraced home
- Two reception rooms, knocked through to create an open-plan living space
- Modern kitchen with French doors to the garden
- Large four-piece bathroom
- Very generous rear garden with huge potential
- Located next to Eastville Park, within close proximity to the City Centre
- Offered to the market with no onward chain

**Guide Price:** £300,000

**Tenure:** Freehold

**Council Tax Band:** B

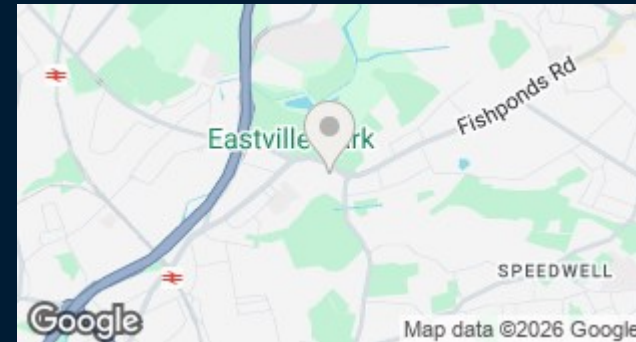
**EPC Rating:** E

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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