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HERE TO GET *you* THERE

11 Eastridge Drive, Bristol, BS13 8HQ

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£300,000

Presenting for sale a fantastic three-bedroom terraced house situated in a highly sought-after location. This property is ideally suited to First Time Buyers and Families, offering easy access to public transport links, nearby schools, and local amenities.

As you step through the hallway entrance, you are greeted by a comfortable lounge, which is filled with natural light, creating a light and airy atmosphere. The property also includes a naturally lit kitchen with ample dining space and an abundance of storage cupboards, providing practicality and convenience. The kitchen also offers direct access to the rear garden, perfect for those who enjoy indoor-outdoor living.

The property benefits from three well-proportioned bedrooms. The first bedroom is a spacious double room featuring built-in wardrobes, while the second bedroom is also a comfortable double, which includes a large double mirrored wardrobe. The third bedroom is a single room, which could alternatively be utilised as an office, offering flexibility to suit your needs. A bathroom completes the layout of this house.

One of the standout features of this property is the generous garden, which is well maintained and features a brick-built storage shed and a greenhouse too. The property also boasts a double driveway providing ample space for vehicles.

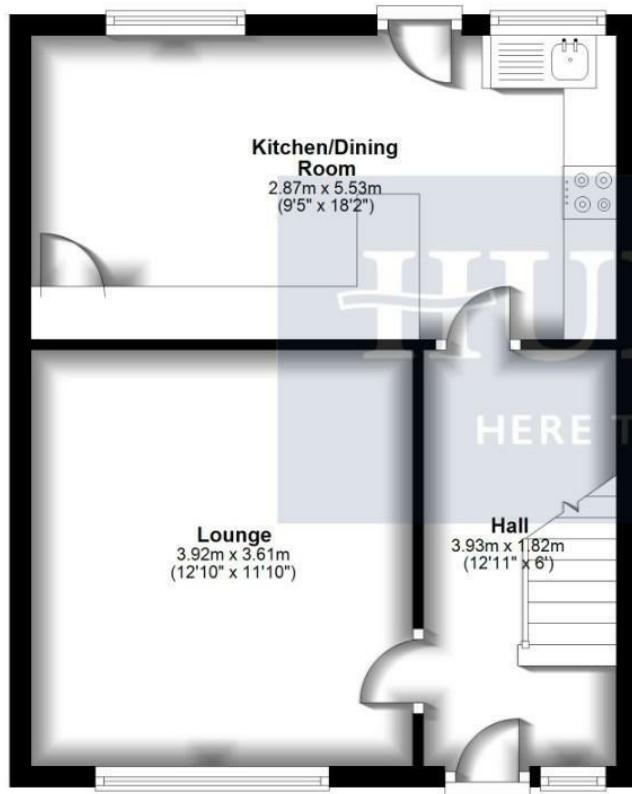
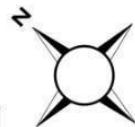
With a unique combination of desirable location, practical amenities, and charming features, this property promises a comfortable and convenient lifestyle for its new homeowners. Call today to arrange a viewing!

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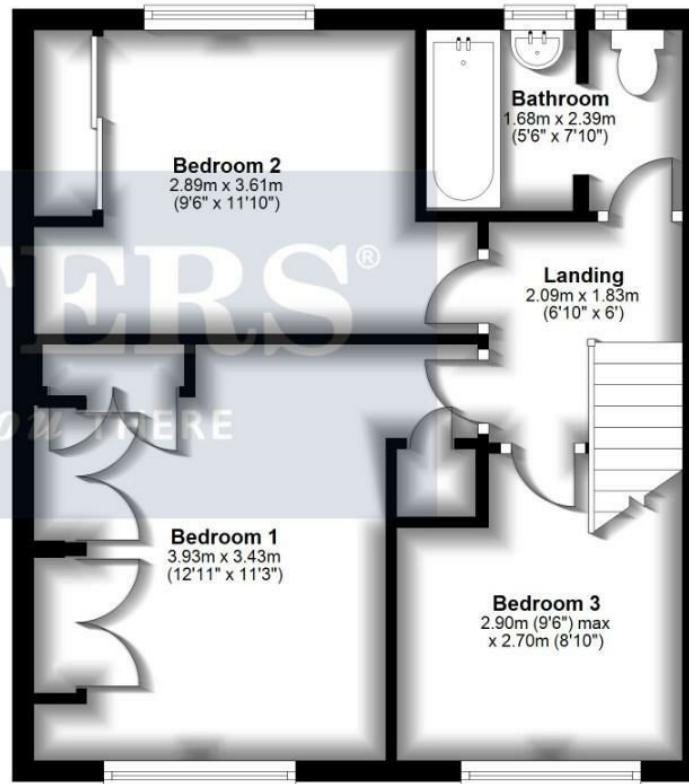
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)

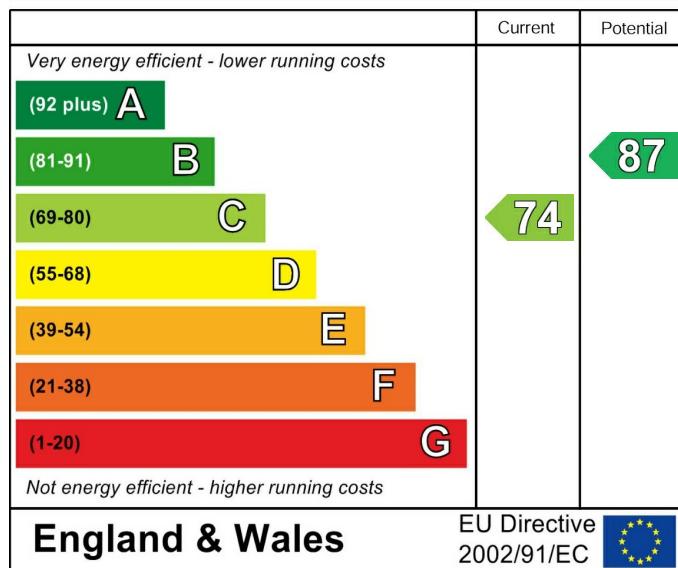


Total area: approx. 80.4 sq. metres (865.0 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	74
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

## Energy Efficiency Rating



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. 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.



