







13 Parkside Gardens
Eastville Bristol BS5 6UA

Offers in the region of £325,000

HUNTERS®
HERE TO GET *you* THERE

- Quiet cul-de-sac location
- Front and generous rear gardens plus off street hardstanding
- Close to Eastville Park and open green spaces
- Owner found - early viewing recommended
- Modernised interior
- Two spacious double bedrooms
- Stylish end terraced home
- Easy access to M32 and Eastgate Retail Park
- Good transport links
- Hunters Exclusive

Nestled in the tranquil cul-de-sac of Parkside Gardens in Bristol, this charming end-terrace house presents an excellent opportunity for those seeking a comfortable and well-located home. The property boasts two spacious double bedrooms, making it ideal for small families or professionals looking for extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, a generous living room, and a delightful conservatory that invites natural light into the living area. The first floor features two good-sized bedrooms, complemented by a main bathroom that caters to all your needs.

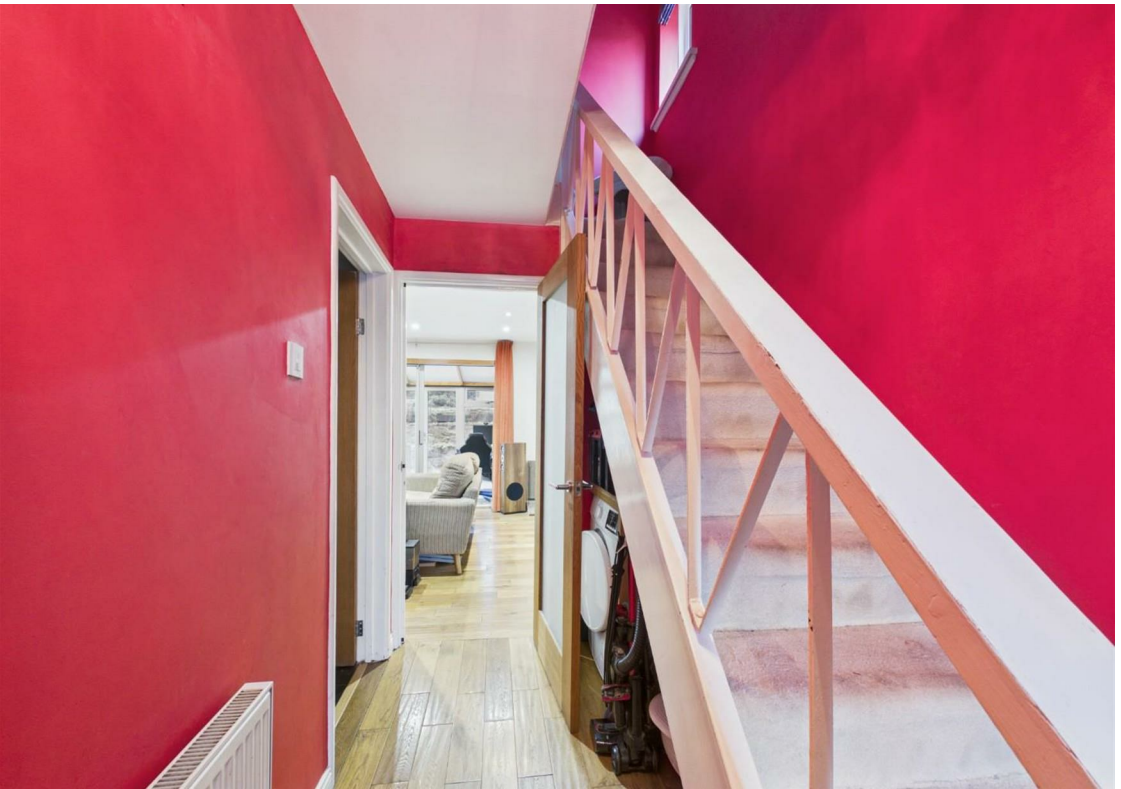
The exterior of the property is equally appealing, with front and generous rear gardens that provide a lovely outdoor space for relaxation or entertaining, along with a hardstanding for 1 vehicle to the rear. The location is particularly advantageous, offering excellent transport links, including easy access to the M32, which connects you swiftly to Bristol City Centre. Local bus routes and Stapleton Train Station further enhance your commuting options.

For those who enjoy the outdoors, Eastville Park is just a short stroll away, perfect for dog walkers and nature enthusiasts alike. Additionally, the popular Eastgate Retail Park is nearby, featuring a variety of amenities such as Tesco and Ikea, ensuring that all your shopping needs are conveniently met.

This property is a rare find in a sought-after area, combining comfort, convenience, and a peaceful setting. Do not miss the chance to make this delightful house your new home.





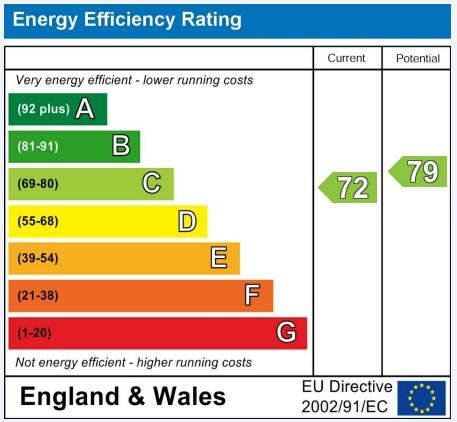






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman