



Eastville - £320,000

3 bed semi-detached house
86 Cottrell Road, BS5 6TN





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A 3 bedroom house in a central location that backs onto a river - there aren't many of these houses around in central Bristol !

A really well presented semi detached family home in a cul de sac that has off street parking and a garage. The house has been extended over the years and still has scope for further extension (subject to obtaining the relevant consents).

On the ground floor, there is a lounge at the front with a bay window.
The back reception is used as a dining room and this leads to the extension which is currently used as another lounge area.
This room has sliding patio doors that open to the garden and also leads to the kitchen/breakfast room.

The kitchen area has space for an oversized cooker and also gives access to the garden, whilst the breakfast room has plenty of room for a table and chairs.

Upstairs there are three bedrooms, two of which are good sized double rooms, and the family bathroom,.

It's outside though where the house really comes into its own.
There is a lovely garden at the rear, accessed either from the house or from the side driveway.
The garden has plenty going on including a lawned area, a large patio and a pond.
At the end of the garden, through the trees is the hidden gem - the River Frome, which can be accessed directly from the garden.
This gives you a feeling of space and a feeling of privacy when you're in the garden.



Bishopston Branch

201 Gloucester Road, Bishopston, Bristol,
BS7 8BG

Call: 0117 9425855

Mail: bishopstonsales@oceanhome.co.uk

Search: oceanhome.co.uk

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.