



£435,000

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58 Elton Road
Bishopston, Bristol, BS7 8DE

A very well presented garden flat with two double bedrooms a kitchen/dining space, and a separate living room.

You enter the property through a glazed panel door and walk straight into the kitchen diner, which feels light and bright thanks to Bi-folding doors and a full-length panel glazed door linking the inside and outside space together. The kitchen has tiled flooring with underfloor heating. The kitchen has a sociable layout with a central island which has room for bar stools beneath, a range of fitted wall and base units with contrasting wooden counter tops and a Belfast sink.

The adjacent living room is the perfect seating area with a fireplace and built-in alcove storage, and two windows looking out onto trees at the rear.

A spacious, central hallway connects both bedrooms and the bathroom, and is currently set up as a home office area with a double-glazed window with a leafy outlook.

The master bedroom has a bay with double-glazed windows and wooden



flooring throughout, while the second bedroom has fitted carpets and two double-glazed windows.

The bathroom is simply styled and fitted with a white suite and tiled walls, with a bath with a shower overhead, a w/c and a wash basin.

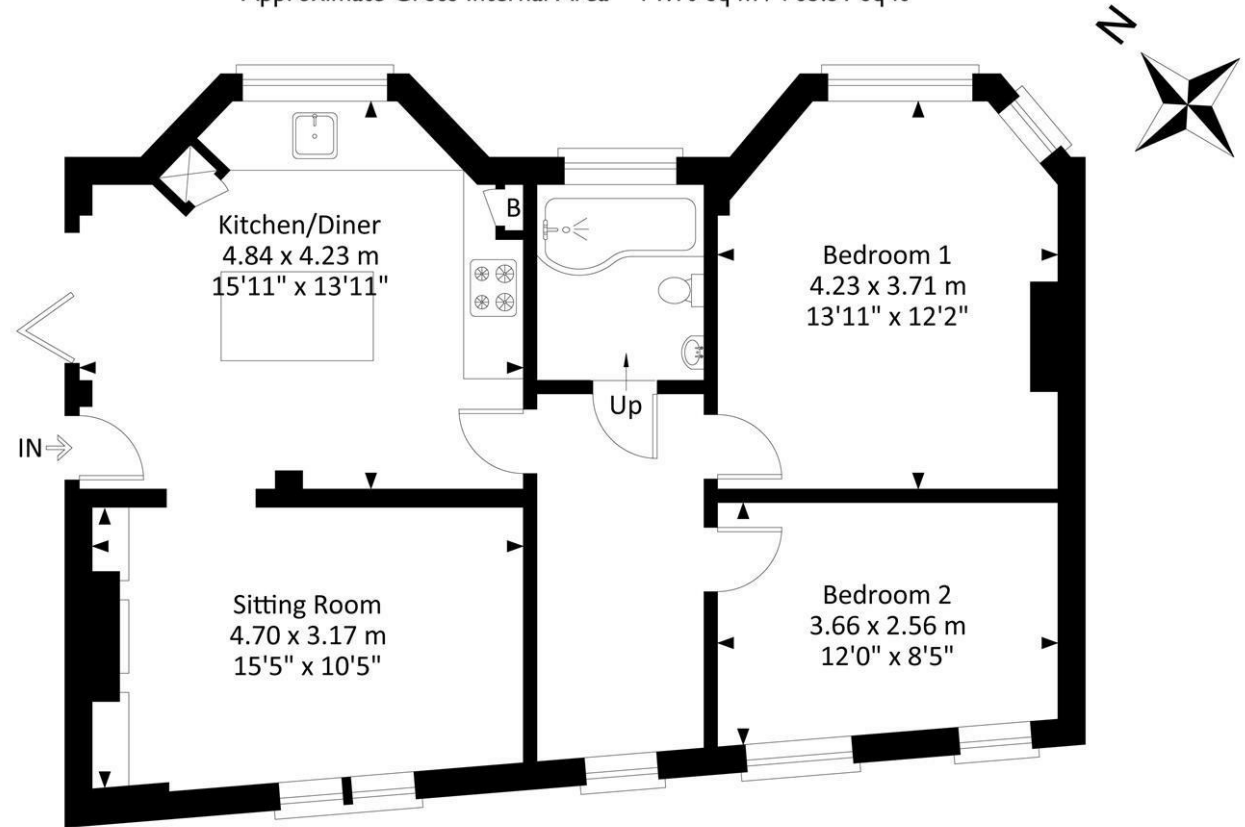
Externally, the private, landscaped garden has an artificial lawn, a built-in BBQ area, an outdoor storage cupboard and a raised seating area. This lovely flat has well-proportioned rooms and is in easy reach of all the cafes, shops and restaurants on both Gloucester and Zetland Road.






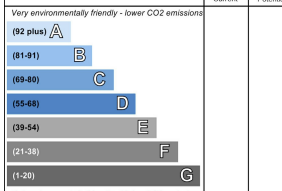
Garden Flat, 58 Elton Road, Bishopston, Bristol, BS7 8DE

Approximate Gross Internal Area = 71.10 sq m / 765.31 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
66	78		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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