



69 Freemantle Road, Eastville, Bristol, BS5 6SY

GUIDE PRICE £398,000

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## PROPERTY OVERVIEW

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A spacious home which is perfect for a growing family. As you step inside, you're welcomed by a cosy sitting room, ideal for relaxing evenings. The adjacent dining room could be opened to create a generous entertaining space, perfect for family gatherings. The large, modern kitchen provides ample storage and workspace, while the good-sized family bathroom adds to the home's practicality. Upstairs, there are three generous bedrooms offering comfortable living space.

Outside, the enclosed rear garden provides a peaceful retreat with a neatly maintained lawn, while the front garden, elevated from the pavement, offers charming curb appeal with low-maintenance landscaping.

Freemantle Road is a quiet residential street in Eastville, a sought-after suburb in East Bristol. The property benefits from excellent transport links, with frequent bus services nearby and Stapleton Road train station within walking distance. Bristol city centre is easily accessible, offering a vibrant mix of shops, restaurants, and cultural attractions.

The local area is rich in amenities, with a diverse range of leisure activities, food and music festivals, independent bars, and eateries. Nearby St Mark's Road is home to the renowned Sweet Mart and Thali Café. Greenbank offers popular amenities such as The Greenbank Pub and Este Kitchen. A short walk to St Werburghs has even more fantastic dining options, including Napolita, The Cauldron Restaurant, and Wiper and True Tap Bar.

For those who enjoy the outdoors, Eastville Park is just a few minutes away and provides a vast green space which connects to the scenic Frome Valley Walkway. Cyclists will appreciate the proximity to several popular routes, including the Bristol to Bath Cycle Path, which offers a picturesque journey into the city and beyond to Bitton and Saltford.

With its blend of character, space, and a thriving local community, this home is a fantastic opportunity in a well-connected and desirable area.



## KEY DETAILS

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- A Spacious End of Terrace Property
- 3 Bedrooms
- Enclosed Rear Garden

Guide Price: £398,000

Tenure: Freehold

Council Tax Band: B

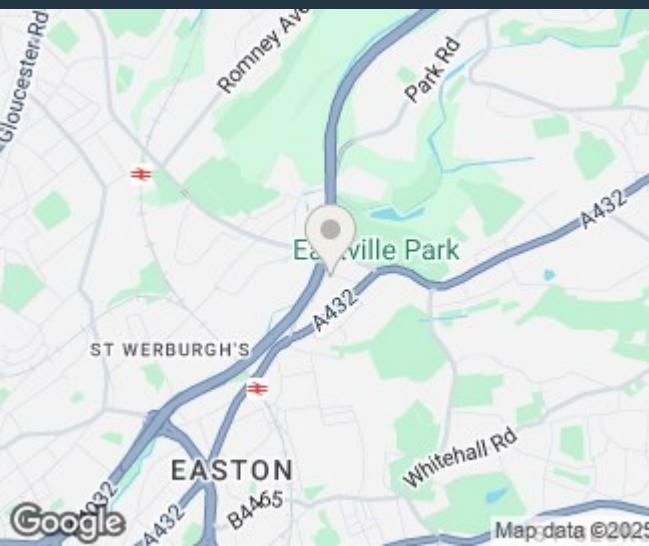
Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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TOTAL: 97.2 m<sup>2</sup> (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

