



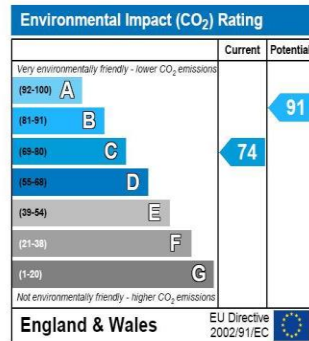
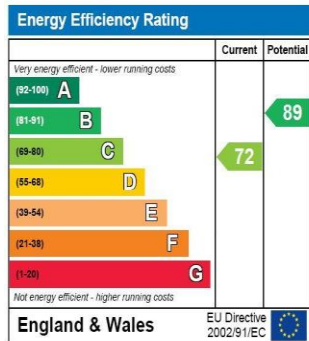
HUNTERS[®]
HERE TO GET *you* THERE

Church Avenue, Easton, Bristol

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Asking Price: £295,000

A charming two double bedroom Victorian terrace situated in a pleasant cul-de-sac just off St Marks Rd with its array of eateries and the Stapleton Road train station. The property has a double bay frontage, spacious Kitchen diner and an inviting southerly facing rear garden via. the French doors. No onward chain



ENERGY PERFORMANCE CERTIFICATE

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

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ENTRANCE HALL

Set back from the pavement via an enclosed brick wall 'postage stamp' garden the house is accessed via a wooden/glass panel door which leads into the hallway with carpet, utility meters to the elevated left hand side, wall mounted radiator and electric light.

LOUNGE

Accessed via a painted wooden door there are UPVC double glazed windows to the front bay, concrete flooring, recessed chimney breast, wall mounted radiator, TV and phone points, electric light and sockets. An under stairs archway with storage cupboard to the dining area.

KITCHEN/DINER

Spacious open plan kitchen/diner with UPVC double glazed window to the rear access along with French doors to the southerly facing rear garden. The kitchen comprises roll edge veneer worktops, fitted matching wall and base units with a stainless steel sink and drainer unit, plumbing for washing machine, space for a gas cooker. With a vented chimney breast, a wall mounted gas combination boiler, wall mounted radiator, lino flooring, electric light and sockets.

LANDING

Stripped and varnished stripped and wooden floors, balustrade, electric light and built In storage cupboard.

BEDROOM

Double bedroom spanning the full width of the first floor accessed via a painted wooden door with stripped and varnished wooden floorboards, uPVC double glazed windows into the bay with an additional adjacent uPVC window to the front aspect, wall mounted radiator, electric light and sockets.

BEDROOM

Second bedroom to the rear of the first floor with a bright and sunny aspect accessed via a painted wooden door with wooden floorboards, UPVC double glazed window to the rear aspect, chimney breast, wall mounted radiator, built in shelving, electric light and sockets.

BATHROOM

A white bathroom suite accessed via painted wooden door with wooden flooring, UPVC double glazed opaque window to the rear aspect, low level W.C., panelled bath, pedestal wash hand basin, wall mounted radiator, extractor fan and storage.

GARDEN

Sunny, southerly facing rear garden, comprising a raised paved area with beds and mature foliage.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 0117 952 2939

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

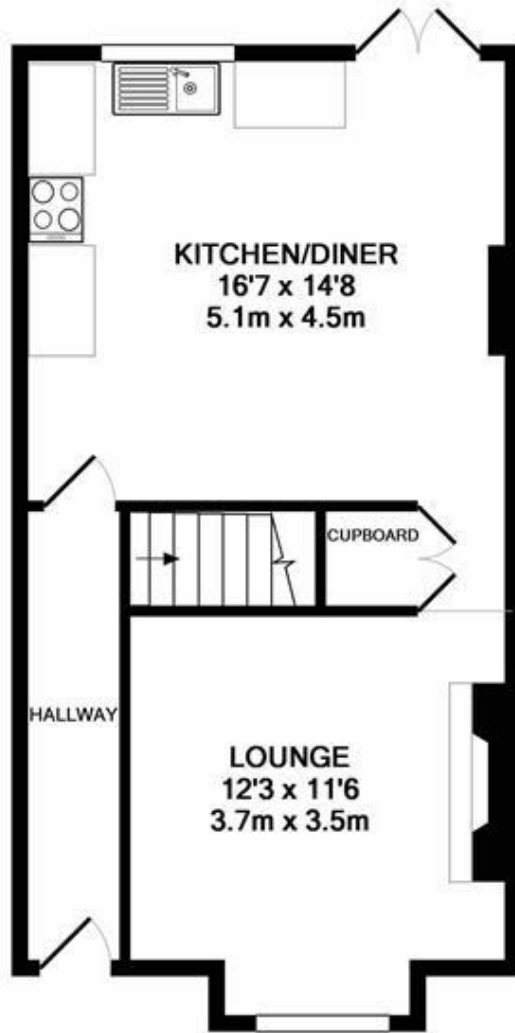
Sunday: Closed

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.

DISCLAIMER

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 405 SQ.FT.
 (37.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 404 SQ.FT.
 (37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

