



- Offered in first class order
- Decorated to a high standard
- Living room
- Separate dining room
- Modern kitchen
- Three bedrooms
- Enclosed rear garden

19 Chaplin Road, Easton, Bristol, BS5 0JT  
**Asking Price £330,000** Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services or cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway  
11'8" x 11'7" (3.56m x 3.54m)
- Dining Room  
15'1" x 10'0" (4.62m x 3.07m)
- Kitchen  
10'4" x 7'6" (3.15m x 2.29m)
- Hallway  
2'7" x 3'2" (0.89m x 0.98m)
- Bathroom  
9'7" x 6'5" (2.94m x 1.98m)
- Landing  
14'2" x 4'32m x )
- Bedroom  
15'3" x 10'0" (4.65m x 3.05)
- Bedroom  
11'7" x 8'0" (3.55m x 2.45)





PROPERTY TYPE House - Terraced

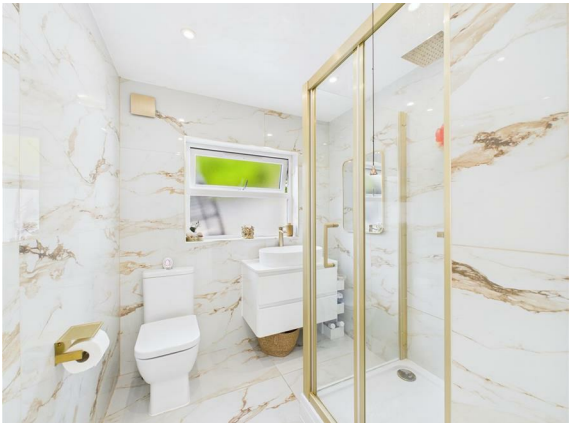
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND A



Set close to the heart of the bustling and popular Easton district, we are pleased to offer for sale this beautifully presented three bedroom.



Offered in first class order throughout, decorated to a high standard with an entrance hallway, living room, separate dining room, modern kitchen and fully tiled bathroom, three bedrooms and a pleasant, enclosed courtyard style garden.

The Vendor advises that the bathroom has new underfloor heating.



the location

Super conveniently placed for all good local amenities including St Marks Road and its range of independant shops and cafes. Easton train station, is a short walk away, Bristol city centre is an easy commute by bike or bus. the Bristol to Bath cycle track is also close by. Bristol 1 mile Bath 12.2 miles

Set close to the heart of bustling and popular Easton.

just a thought...

If you hadn't considered an older style home before, this could be the one! Deceptively spacious and extremely well presented, this home offers everything you would require from city living - a viewing is highly recommended.