



HUNTERS[®]
HERE TO GET *you* THERE

246 Easton Road, Easton, Bristol, BS5 0EG

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Offers In Excess Of £415,000

****RECENTLY REFURBISHED & EXTENDED**** There is everything you need here elevated on the Easton Whitehall borders within minutes of Central Bristol. A grand double bay fronted period property offering a large lounge, bathroom and cosy snug attached to a generous bright kitchen diner with bi-fold doors and skylights opening onto a South facing garden with bike store & side gated access! Upstairs are two double and one single bedroom with shower room and the second floor boasts a huge loft bedroom with en-suite! All this is CHAIN FREE and in great condition, ready to move into!

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GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



4 BED END TERRACE

TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	83
England & Wales		EU Directive 2002/91/EC	

FRONT DOOR

uPVC door opening into

ENTRANCE HALL

Gloss wood effect laminate flooring flowing into snug & kitchen diner, radiator, wall mounted meters, stairs to first floor, doors to

LOUNGE

13'7" x 12'7" max into bay
Double glazed bay window to front, radiator, grey carpet

BATHROOM

7'7" x 6'0" max into alcove
Fully tiled. Three piece white suite comprising bath with shower over, wc, wash hand basin, chrome towel radiator, extractor fan

SNUG

13'0" x 9'5"
Double glazed window to side, space for sofa and tv, exposed brick chimney breast, wall mounted combination boiler (installed 2019 serviced 2023), radiator, opening into

KITCHEN DINER

14'4" x 13'11"
Matt grey wall and base units with work surface over, integrated washing machine, fridge freezer and eye level double oven, hob with extractor fan over, ample space for large dining table and chairs, two Velux skylights, bi-fold doors opening onto garden

STAIRS

Grey carpet flowing through upper floors leading to first floor landing with stairs to second floor, under stairs storage space, doors to

BEDROOM FOUR/OFFICE

8'5" x 8'3"
Double glazed window to rear, radiator

SHOWER ROOM

7'10" x 4'1" to back of shower
Shower cubicle with tiled surround, wc, wash hand basin, obscure glazed window to side, extractor fan, towel radiator

BEDROOM THREE

13'1" x 10'2"
Double bedroom, Double glazed window to rear, radiator

BEDROOM TWO

13'6" x 10'5" into bay
Double glazed bay window to front, radiator

STAIRS

Leading to first floor landing with door into

BEDROOM ONE/LOFT ROOM

18'11" x 10'9"
Velux window to front, double glazed window to rear, radiator, doorway into


EN-SUITE

7'1" x 2'11"
Shower cubicle with tiled surround, wc, wash hand basin, towel radiator, extractor fan

GARDEN

South facing court yard with walled surround, space for bbq, table and chairs, two storage units/bike store that could be removed to make more space, double side wood gates giving easy bike and furniture access

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England & Wales	EU Directive 2002/91/EC	

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. 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.







