



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

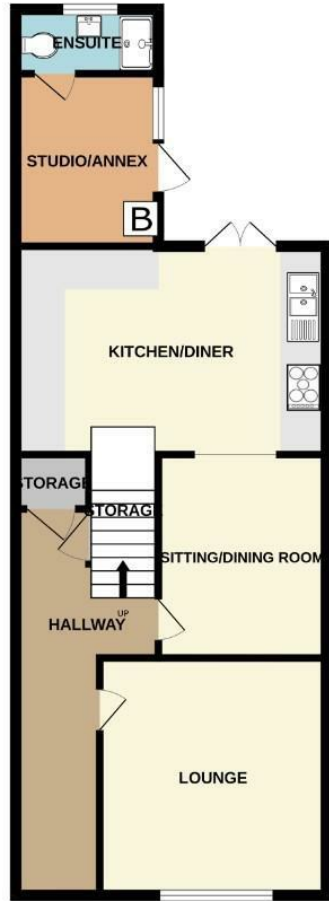
33 Perry Street, St Judes, Bristol, BS5 0SY

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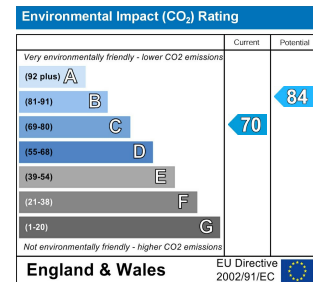
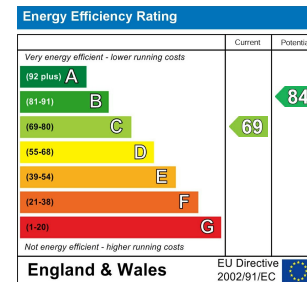
£400,000

**\*\*SUNNY GARDEN COMPLETE WITH STUDIO!!\*\*** Look at the location sitting between Central Bristol & Easton in a popular road in St Judes. Great transport links! Chain free as a lovely home or HMO for an investor. filled with charm and character along with space you don't expect. Three generous bedrooms and upstairs bathroom. Two reception rooms and kitchen diner! All this is complemented by a studio with en-suite in the garden! This adds versatile space that could be used for guests, gym, work etc. Sitting in a sunny South West facing garden. Please call or email for details of income from tenants or to arrange a visit.

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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.  
Made with Metrix (2024)



**FRONT DOOR**

Wood door with stained glass opening into

**ENTRANCE HALL**

Painted wood flooring, radiator, stairs to first floor and doors to

**LOUNGE**

14'0" x 10'9"

Currently used as a bedroom, wood flooring, fireplace with tiled hearth, radiator, double glazed window to front with wooden folding shutters (lovely feature)

**DINING ROOM**

13'3" x 9'6"

Currently used as a sitting room, wood flooring, radiator, fitted shelving, opening into

**KITCHEN DINER**

14'9" x 11'0"

Solid wood units with work surface over, fitted 5 ring gas hob and oven, double Belfast sink, space for dishwasher, Velux skylight, double glazed French doors to rear garden, space for dining table and chairs, further wall and base units, space for fridge freezer

**STAIRS**

Leading to first floor landing with quality hard wearing carpet, Velux skylight, doors to

**BEDROOM ONE**

14'3" x 13'9"

Fitted wardrobes and poster bed, radiator, wood flooring, double glazed window to front

**BEDROOM TWO**

9'5" x 7'6"

Window to rear, fitted bed frame and wardrobe, radiator

**BEDROOM THREE**

10'11" x 7'2"

Window to rear, Velux sky light, radiator

**BATHROOM**

9'0" x 4'11"

Three piece white suite comprising bath with shower over, wc, Belfast wash hand basin with vanity storage unit beneath, towel radiator, tiled splash backs, Velux skylight

**STORAGE**

Built in storage under the stairs and on the landing

**GARDEN**

South West facing mainly laid with brick paving, flower beds, enclosed by high walls, vintage spiral staircase (not in use currently but easy to re-attach to create access to a roof terrace if required)

**STUDIO**


10'7" x 7'8" to en-suite

Versatile studio/annex that's ideal as a gym or work space. Window and door to garden, light and power, cupboard housing Vaillant combination boiler for heating, door into En-Suite shower room (1.92m x 0.86m) complete with wc, wash hand basin, double head shower, tiled walls, obscure glazed window to rear

**PARKING**

Permit parking for residents

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











