



HUNTERS[®]

HERE TO GET *you* THERE

13 Foster Street, Easton, Bristol, BS5 6JE

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£365,000

****TUCKED AWAY BEHIND ST MARKS ROAD**** Ideal spot for all the handy local amenities and eateries in Easton & Greenback here and not a busy traffic through road. Delightful generous garden to rear. Internally offering a through lounge diner and long kitchen breakfast room with patio doors. Upstairs is a four piece bathroom complete with elegant roll top claw foot bath! Two double bedrooms and an office or narrow single bedroom. All complemented by a modern boiler, double glazing and fresh blue render to the front. This home has been very well maintained and loved over the years but still allows for improvements to add value.

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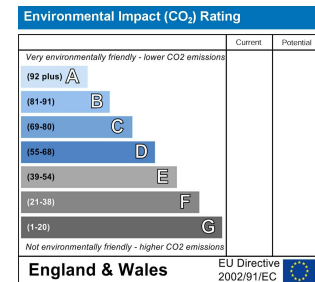
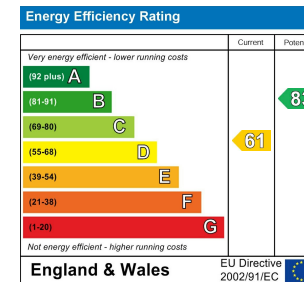
GROUND FLOOR



1ST FLOOR



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 Homestyler



FRONT DOOR

Wood door within set back storm porch opening into

ENTRANCE HALL

Lovely parquet flooring, radiator, stairs to first floor, wall mounted meters, doors into

LOUNGE

11'6" x 11'6"

Double glazed window to front, cast iron Victorian fireplace with hearth, radiator, opening into

DINING ROOM

13'7" x 9'5"

Double glazed window to rear overlooking garden, radiator, ample space for family dining table and chairs

KITCHEN

16'2" x 6'9"

White wall and base units with work surface over, inset Belfast sink, tiled splash backs, fitted oven and gas hob with built in extractor fan over, space for washing machine and stand alone fridge freezer, double glazed door to side giving access to garden, patio doors to rear leading to garden

STAIRS

Leading to first floor landing with loft access, space for storage chest and doors to

BATHROOM

10'9" x 6'5"

Four piece white suite comprising wc, wash hand basin, corner shower cubicle and freestanding claw foot roll top bath. Tiled splash backs, towel radiator, cupboard housing boiler for heating, obscure glazed window to rear

BEDROOM 1

11'5" x 9'5"

Double glazed window to rear, radiator, built in wardrobe

BEDROOM 2

11'5" x 8'8"

Double glazed window to front, radiator

BEDROOM 3


11'4" x 5'1"

(originally part of one large bedroom with bedroom 2 - stud wall between) Ideal home office space, double glazed window to front, radiator

GARDEN

East facing garden with patio to side and rear, step up to flower beds with mature plants and trees

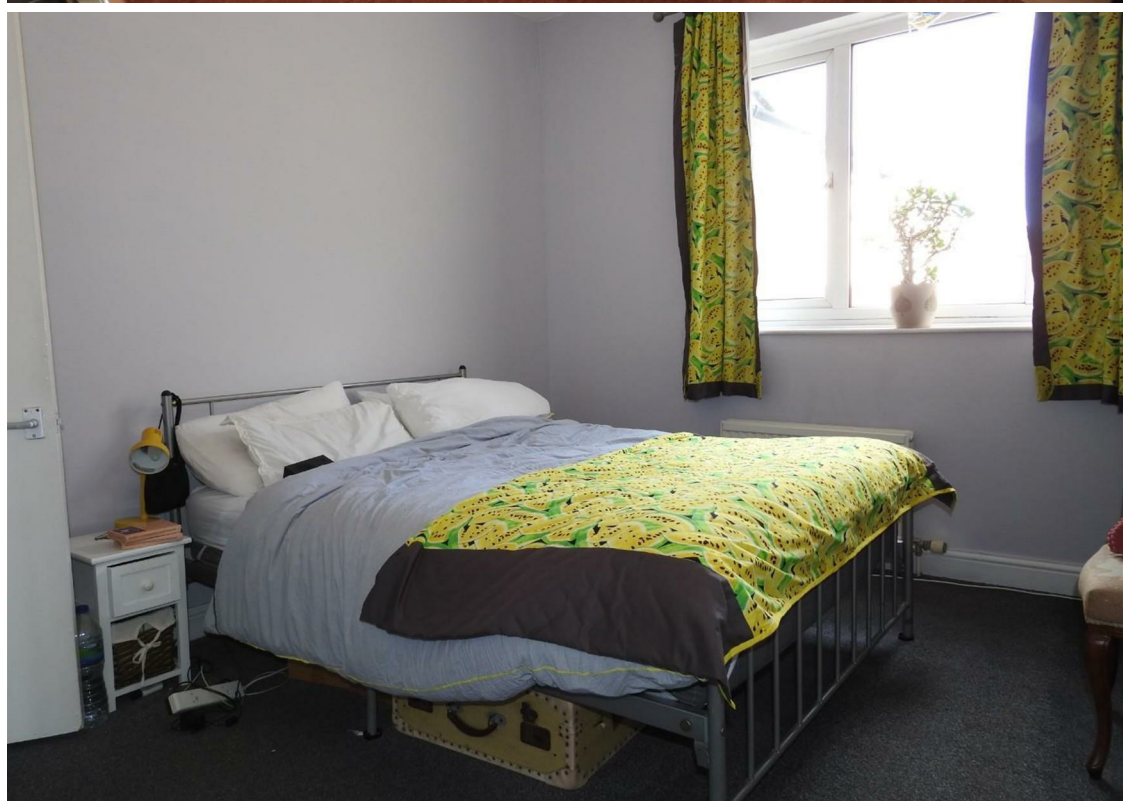
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.











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