



HUNTERS[®]

HERE TO GET *you* THERE

28 Bannerman Road, Easton, Bristol, BS5 0RR

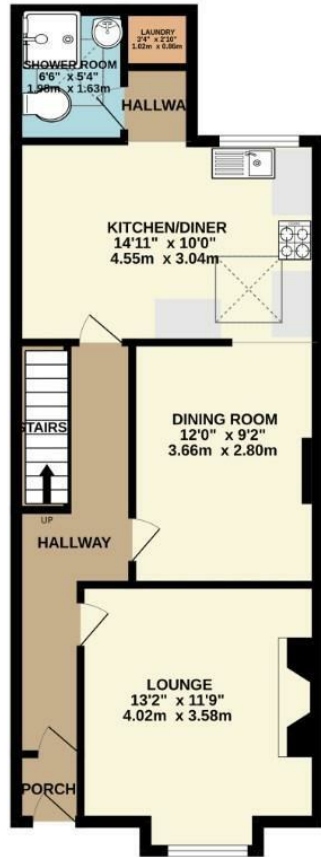
28 Bannerman Road, Easton, Bristol, BS5 0RR

£400,000

****LOOK AT THE SPACE & CHARACTER**** Elevated Large Victorian Villa! Overlooking the park, the adventure playground and a pub and primary school on the doorstep! Also walking distance from Old Market & Central Bristol along with great transport Links. Internally boasting a cosy lounge with wood flooring, a dining room opening onto a kitchen diner complete with downstairs laundry area and shower room. The first floor provides a large four piece bathroom and two double bedrooms along with converted loft space with unique wood spiral staircase access!

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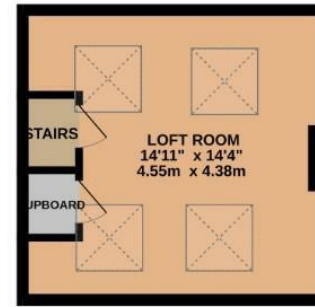
GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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		
		67
	40	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

ENTRANCE

The property is set back from the pavement, accessed via a set of steps, wooden/glass panel door leading into a porch, secondary wooden/glass panel door, stripped wooden floorboards, fuse box to the left, wall mounted radiator

LOUNGE

13'1" x 11'9"

Wooden panel door with original sash windows into the bay front window, stripped wooden floorboards, fitted log burner into the chimney stack, coving to ceiling, wall mounted radiator

DINING ROOM

12'1" x 9'2"

Wooden door with a continuation of the stripped wooden floorboards, chimney stack, radiator

KITCHEN/DINER

15'1" x 9'10"

Open aspect kitchen/diner, side extension space for fitted units and a central work space/breakfast bar, Velux skylight above and UPVC double glazed window to the rear, electric hob, extractor fan, feature patterned flooring, built in drinks cabinet, wall mounted radiator, splash back tiles

SHOWER ROOM

Downstairs bathroom, elevated ceiling and Velux window, chic stone tiles, standing shower, WC, wash basin, heated towel rail.

BEDROOM 1

15'1" x 13'1"

Spacious double bedroom, wooden door with stripped wooden floorboards, original sash windows to the bay frontage, exposed brick chimney stack, wall mounted radiator.

BEDROOM 2

11'9" x 9'2"

Painted wooden door, UPVC double glazed window to the rear aspect, stripped wooden floorboards, storage shelves into the recess of the chimney stack, wall mounted radiator

BATHROOM

9'10" x 7'10"

Spacious bathroom, wooden door with chic stone tiles to the floor and around the large standing shower and unique bath, WC, wash basin, heated towel rail UPVC double glazed window to the side

LOFT ROOM


15'1" x 14'5"

Spiral wooden staircase from the landing to the converted attic space, wooden door, carpet on the floor, stylish exposed brick work to the chimney stack, exposed wooden beams, four Velux skylights, cupboard

GARDEN

Garden to the front with flower beds and an elevated garden to the rear with mature shrubbery and a storage shed.

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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.





