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58 Anstey Street, Easton, Bristol, BS5 6DQ

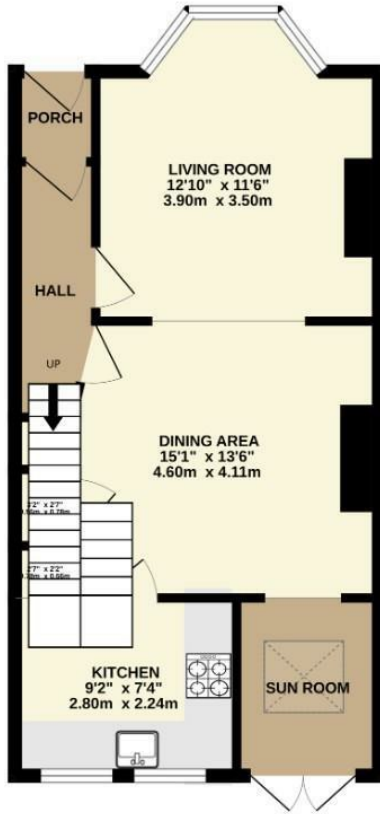
58 Anstey Street, Easton, Bristol, BS5 6DQ

Offers In Excess Of £415,000

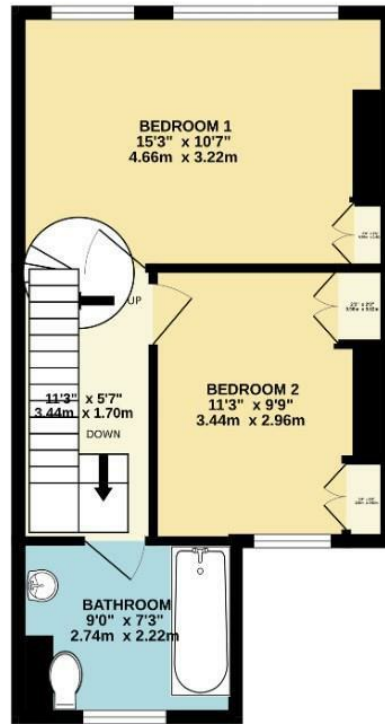
**\*\*THREE FLOORS - LOFT CONVERTED!\*\*** This period property is in such good condition throughout and sits in the midst of all the vibrance and transport links that Easton provides as well as being a quiet wide road. The bright open plan lounge diner comes complete with log burner and opens onto a handy sun room beside the kitchen looking onto a South facing garden! The first floor provides two double bedrooms and a generous bathroom. The top floor boasts versatile additional space in a home office or guest room complete with lots of built in storage! Please get in touch to arrange a visit.

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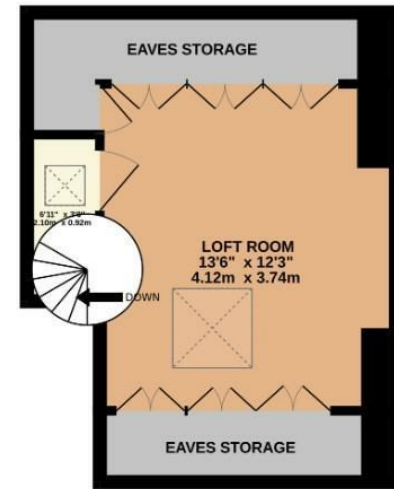
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

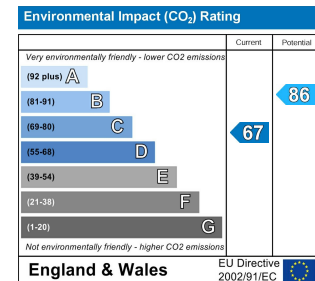
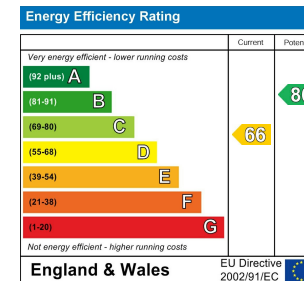


2ND FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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### FRONT DOOR

Wooden porch door opening into

### ENTRANCE HALL

Radiator, stairs to first floor, dado rail, doors to

### LOUNGE

12'9" x 11'5"

Double glazed bay window to front, fireplace housing log burner with hearth, shelving in the alcoves, radiator, wood flooring flowing into

### DINING ROOM

12'4" x 11'4"

Ample space for large table and chairs, shelving in the alcoves, under stairs storage space and cupboard, radiator, doorway to kitchen and opening into

### SUN ROOM

7'2" 5'0"

Lovely room looking onto the garden providing versatile use with Velux skylight and wall light, double glazed French doors to garden

### KITCHEN

8'11" x 7'2"

Wood wall and base units with wood work surface over, Belfast sink with multi use mixer tap over, fitted hob with extractor fan over and eye level double oven, space for washing machine and dishwasher, tiled splash backs, under stairs fridge space and power, two double glazed windows to rear

### STAIRS

Leading to first floor landing with spiral staircase to loft room and doors to

### BEDROOM 1

15'2" x 10'4"

Three double glazed windows to front, radiator, wood flooring, built in cupboard

### BEDROOM 2

11'5" x 9'6"

Double glazed window to rear, radiator, shelving, two built in wardrobes

### BATHROOM

8'11" x 7'2"

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled surrounds, radiator, obscure glazed window to rear

### LOFT ROOM


13'6" x 11'8"

Spiral staircase access with wooden steps leading to landing, with access to storage cupboard, door into loft room with storage in the eaves, radiator, one Velux skylight window

### GARDEN

South facing sunny court yard mainly laid with resin bound gravel, flower beds

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.











