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57 Anstey Street, Easton, Bristol, BS5 6DG

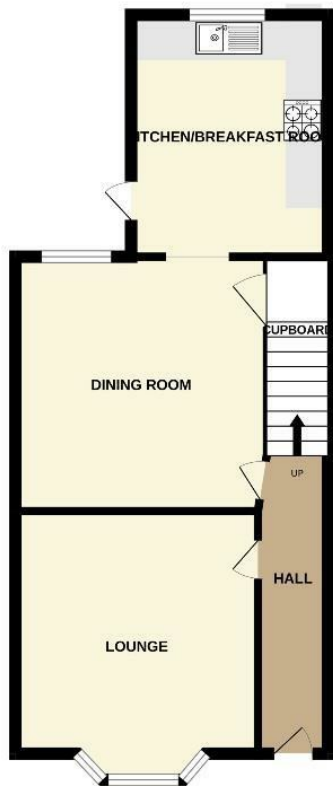
57 Anstey Street, Easton, Bristol, BS5 6DG

£440,000

****THREE FLOORS - THREE DOUBLE BEDROOMS!**** The newly converted loft room boasts a stunning additional bedroom & floor complete with new en-suite & Juliette balcony providing vast Bristol City rooftop views! Right from the front door the property offers character and warmth throughout starting with the cosy bay fronted lounge with fireplace onto the central dining sitting room leading to the kitchen breakfast room opening onto the garden. The first floor provides two double bedrooms and a four piece bathroom! All this sitting in a quiet road beside Easton's eateries and popular Sweet Mart along with immediate train & cycle track access. Please get in touch to view.

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

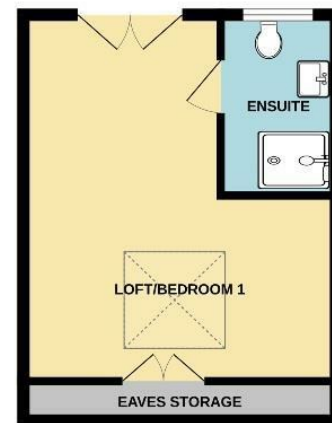
GROUND FLOOR



1ST FLOOR

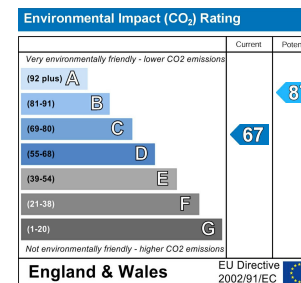
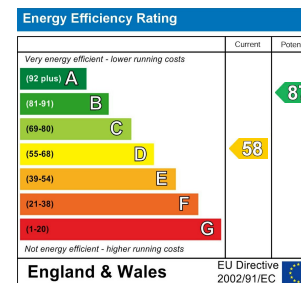


2ND FLOOR



3 BED TERRACE

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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ENTRANCE PORCH

Via front door; ceiling coving and original stained glass window, stripped wooden floorboards, door to hallway

HALLWAY

Doors to living room and dining room, radiator, stripped wooden floorboards, stairs to first floor

LOUNGE

14'3 x 11'3
Double glazed bay window to front, original ceiling coving, stripped wooden floorboards, cast iron fireplace with bespoke wooden mantle and tiled hearth

DINING ROOM

12 x 11'8
Double glazed window to rear, stripped wooden floorboards, tiled hearth, fireplace display alcove, featured built in wooden shelving alcoves, doors to under stairs storage, radiator, opening to kitchen

KITCHEN/BREAKFAST ROOM

12 x 8'5
A good size room with space for table and chairs. A range of newly painted wall and base units with built in lighting and solid wood work surfaces, sink and drainer with a multi use mixer tap over, tiled splash backs, space for oven, fridge/freezer, and plumbing for washing machine, new Valliant wall mounted combination boiler, dual aspect windows to rear and side, door to garden with cat flap

STAIRS

BATHROOM

9'6 x 8'6
Modern free-standing bath with shower attachment over, corner shower cubicle with electric shower, WC, pedestal wash hand basin. column radiator, tiled splash backs, rustic wooden shelving, extractor fan, window to rear, obscure window to side

BEDROOM THREE

11'9 x 9'2
Double bedroom with double glazed window to rear, radiator

BEDROOM TWO

14'7 x 11'6
Double bedroom, two double glazed windows to front, handy alcove with hanging rail, radiator

STAIRS

Leading to loft room with Velux skylight, door into

LOFT/BEDROOM ONE

18'6" x 10'11"
Recently converted and signed off by building regulations. Double glazed French doors to rear dormer opening onto Juliette balcony providing vast rooftop views across the City. Velux skylight to front, radiator, storage in the eaves, ample space for bedroom and office furniture, door to


ENSUITE

6'5" x 4'7"
Obscure glazed window to rear, walk in shower with glass screen, wc, wash hand basin with vanity storage beneath, tiled splash backs, towel radiator

GARDEN

Stones to side, step up to raised patio seating area, well established raised flowers & vegetable beds, enclosed by brick built wall and fencing, and a silver birch tree.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		58
(55-68) D		
(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.



