



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

25 Berwick Road, Easton, Bristol, BS5 6NG

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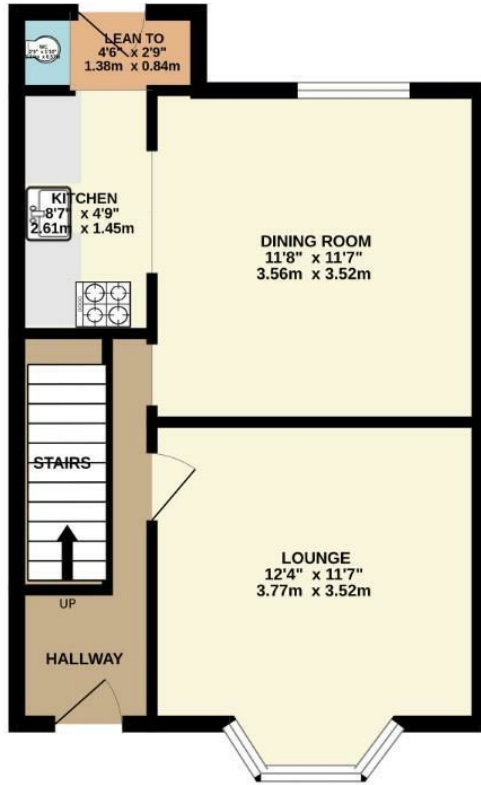
£365,000

**\*\*LOCATION IS KEY HERE!\*\*** One way road going off popular St Marks Road with Garden of Easton & New Fish & Chip shop at the end complete with immediate train station and cycle track access! Internally a wonderfully cosy home with bay fronted lounge and kitchen diner to the rear opening onto a South Facing private garden not overlooked with the added bonus of lean to with storage space and WC. Upstairs are two double bedrooms and a bathroom. This home has been wonderfully maintained and finished throughout. Please get in touch to visit.

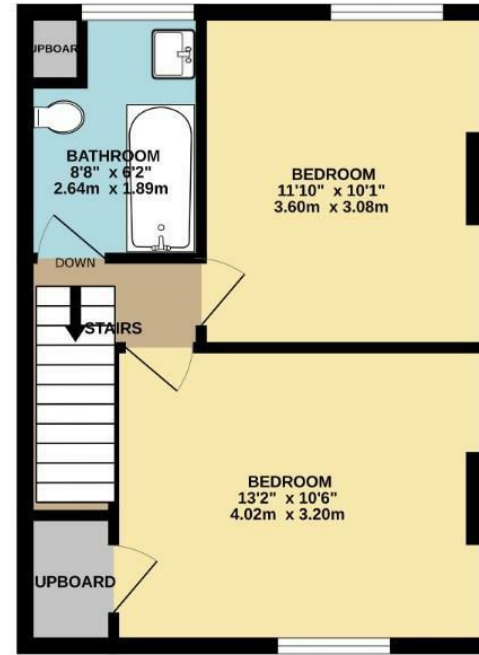
- Off St Marks Road
- Garden of Easton at the End
- One Way Road
- Cycle Track & Train Station Nearby
- Sweet Mart on the Doorstep
- Cosy Bay Fronted Lounge
- Kitchen Diner
- Lovely Private South Facing Garden
- Very Good Condition Throughout
- Upstairs Bathroom & Downstairs WC

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GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## FRONT DOOR

## ENTRANCE HALL

Stairs to first floor, wall mounted meters, radiator, under stairs storage space, doors to

## LOUNGE

11'7" x 11'6"

Double glazed bay window to front, radiator, fireplace

## DINING ROOM

11'8" x 11'7"

Double glazed French doors to rear garden, radiator, ample space for dining table and chairs, opening into

## KITCHEN

8'7" x 4'9"

Wall and base units with work surface over, sink and drainer, tiled splash backs, space for opening into

## LEAN TO

Handy additional appliance or storage space with door and windows to rear garden, door into

## WC

WC and wash hand basin

## STAIRS

Painted wood staircase leading to first floor landing with loft access and doors to

## BATHROOM

## BEDROOM ONE

13'2" x 10'6"

Double glazed window to front, radiator, built in storage cupboard over stairs

## BEDROOM TWO


11'10" x 10'1"

Double glazed window to rear, radiator

## GARDEN

South facing garden mainly laid with patio, flower bed surround

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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.











