



HUNTERS[®]
HERE TO GET *you* THERE

1 Northcote Street, Easton, Bristol, BS5 0JF

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£385,000

****LOOK AT THE SIZE & CONDITION**** Exceptional finish throughout! The garden is large, sunny & private. There is an unexpected home office along with shower & utility, two reception rooms and a kitchen diner! Upstairs are three bedrooms and an additional bathroom! The front garden provides bike store space and privacy from the street! You won't be disappointed by this home and all situated in such a cool location! Easton amenities on the doorstep right between St Marks Road & Stapleton Road providing immediate cycle track and train station access. Please get in touch to book your space at the open houses!

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

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



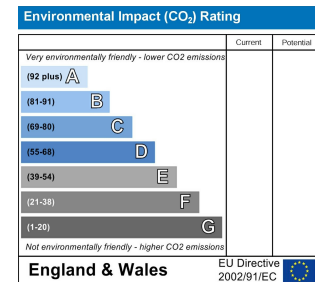
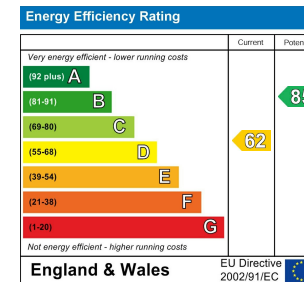
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



3 BED END TERRACE

TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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

Quality red composite door with obscure glazed panels letting light into

ENTRANCE HALL

Patterned period style floor tiles, shoe and coat space, radiator, wall mounted meters, stairs to the left leading to first floor, doors to

STUDY

8'6" x 4'8"
Handy home office with double glazed window to rear looking onto garden, radiator

LOUNGE

13'8" x 12'3"
Double glazed sash windows to front bay, under stairs storage space, radiator

DINING ROOM

12'0" x 10'9"
Double glazed window to rear, radiator, doors to

KITCHEN DINER

23'4" x 7'1"
Space for dining table and chairs, double glazed window to side, radiator, wall and base units with wood work surface over, sink and drainer, fitted oven and gas hob, tiled splash backs, space for stand alone fridge freezer, double glazed window to side looking onto garden, doorway into

UTILITY LOBBY

Door to side leading to garden. Space, plumbing and power for washing machine, surface, tiled splash backs, shelving above for laundry, door into

SHOWER ROOM

6'8" x 6'2"
Shower cubicle, wc, wash hand basin with vanity storage beneath, obscure glazed window to side, radiator

STAIRS

Staircase running through the middle of the house leading to first floor landing with loft access and doors to

BEDROOM ONE

15'9" x 11'9"
Double bedroom. Double glazed sash windows to front, radiator, handy alcove for storage/wardrobe

BEDROOM TWO

8'6" x 8'2"
Double bedroom. Double glazed window to rear, radiator

BEDROOM THREE

11'8" x 6'10"
Double bedroom. Double glazed window to rear, radiator


BATHROOM

11'7" x 4'5"
Three piece white suite comprising bath, wc, wash hand basin, tiled splash backs, radiator, obscure glazed window to rear

GARDEN

Decking, stone area, patio seating area, lawn, flower bed, mature tree creating privacy to the rear, space for a shed enclosed by wall and fencing

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.









