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HERE TO GET *you* THERE

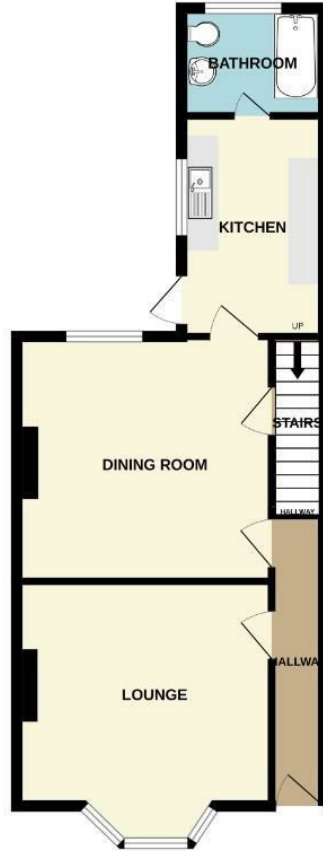
47 Heath Street, Eastville, Bristol, BS5 6SN

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Asking Price £395,000

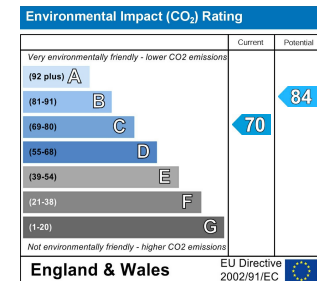
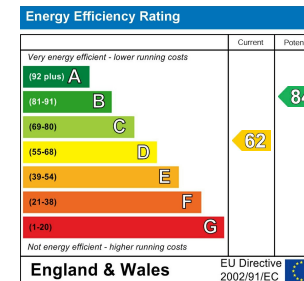
****EASTVILLE PARK LOCATION - CHAIN FREE!**** South West Facing Generous Garden! Look at the space and light inside and all newly painted with new flooring and new boiler! All this within a red brick and bay fronted period terrace on the edge of a Retail Park and M32. Eastville Park is only a walk away and Easton amenities are at the bottom of the hill. Internally there are three generous bedrooms upstairs, two reception rooms downstairs along with kitchen and bathroom - perfect rental investment in this location and potential to extend - all in good order with good double glazing. Please come along and have a look inside!

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3 BED TERRACE

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024



FRONT DOOR

uPVC door opening into

ENTRANCE HALL

Wall mounted meters, radiator, stairs to first floor, radiator, new grey carpet flowing into most rooms, doors to

LOUNGE

13'10" x 11'5"

Double glazed bay window to front, fireplace, radiator, coving, picture rail

DINING ROOM

12'0" x 11'9"

Central dining/sitting room, tiled fireplace, double glazed window to front, radiator, under stairs storage cupboard, door to

KITCHEN

10'2" x 6'0"

Wall and base units with new work surface over, sink and drainer, tiled splash backs, space for three appliances, double glazed window to side and door to garden, door into

BATHROOM

6'5" x 4'1"

Three piece white suite comprising bath with shower over, waterproof wall cladding, wc, wash hand basin, extractor fan, radiator, obscure glazed window to rear

STAIRS

Leading to first floor landing with loft access and doors to

BEDROOM ONE

14'9" x 11'10"

Double glazed double window to front, radiator, tiled fireplace, built in storage cupboard with shelving

BEDROOM TWO

12'0" x 9'6"

Double glazed window to rear, radiator, Victorian fireplace

BEDROOM THREE


7'4" x 11'5"

Double glazed window to side, cupboard housing new combination boiler, radiator

GARDEN

South West facing garden with hard standing to side, leading to lawn enclosed by wall

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(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.







