

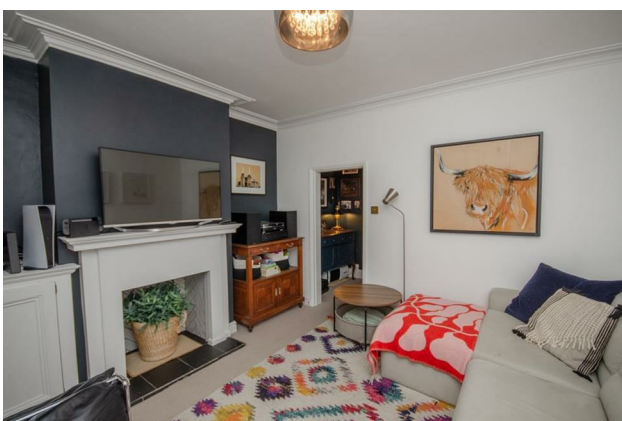
# HUNTERS®

HERE TO GET *you* THERE

7 Belmont Street, Easton, Bristol, BS5 0NQ

£375,000

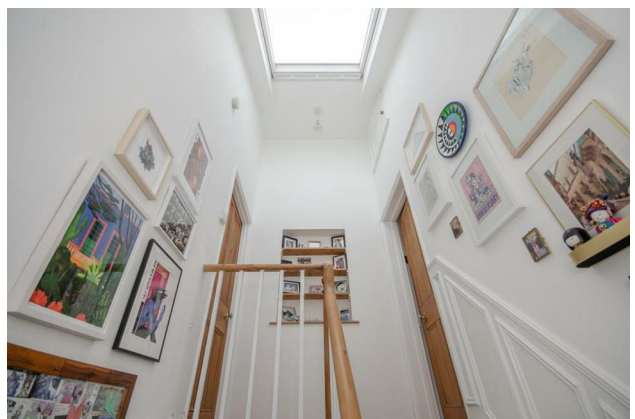
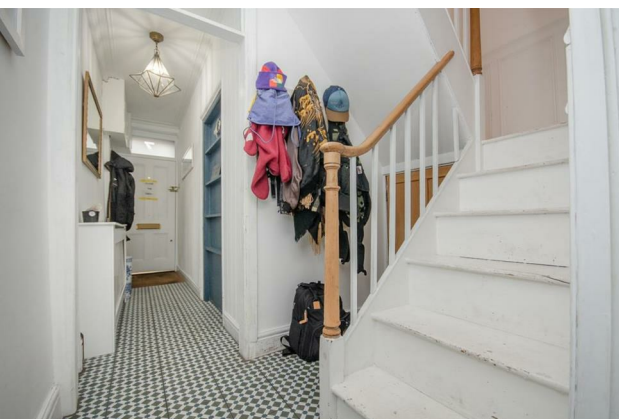
Property Images



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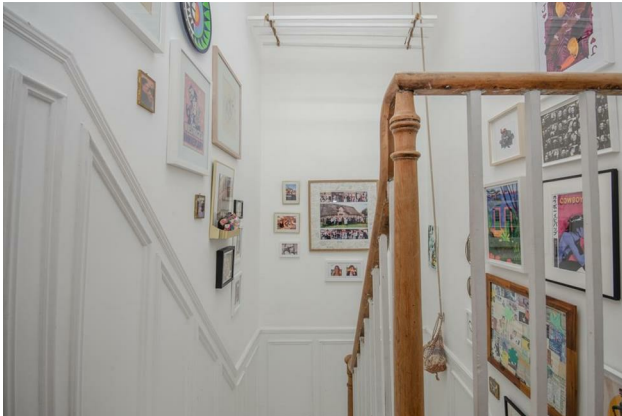
## Property Images



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## Property Images



• Period Property With a Contemporary Finish • Two Generous Double Bedrooms • Deceptively Spacious Home • Large Central Dining Room and Separate Sitting Room • Two En-Suites and Downstairs Cloakroom • South Facing Very Private Garden • Packed Full of Charm • End of Road Train Station Access • Popular Cul De Sac • Easton & Greenbank's Amenities Nearby

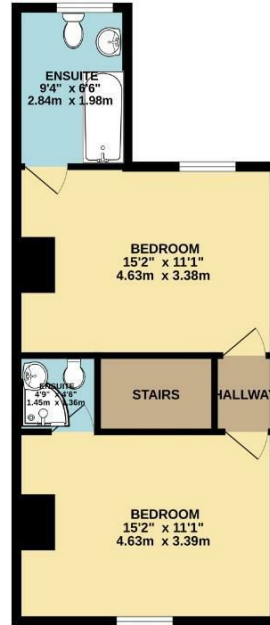
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GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



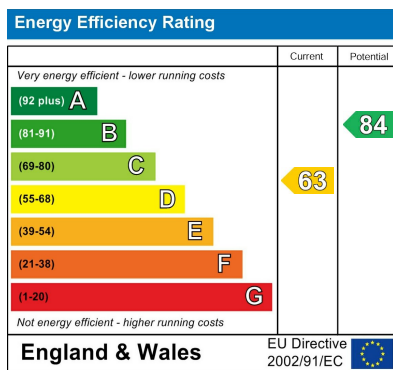
FIRST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, setbacks, areas 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.  
Maven real-estate.co.uk

## EPC



## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

#### FRONT DOOR

New quality period style front door opening into

#### ENTRANCE HALL

Radiator, wall mounted cupboard housing meters, under stairs storage cupboard along with space for shoes and coats beneath dog leg staircase, tiled flooring, door to

#### DINING ROOM

15'1" x 11'1"

A spacious full width, secondary glazed wood framed window to rear garden, wood and glass panel door leading to rear garden, radiator, door to kitchen and doorway into

#### HALLWAY

Central space between both rooms (currently used as a bar!), leading into

#### LOUNGE

11'10" x 10'9"

Cosy lounge with double glazed sash window to front, radiator, coving, open fireplace

#### KITCHEN

9'4" x 6'6"

Charming Kitchen comprising a range of matching wall and base units with square edge wood work surfaces, built in fridge freezer and dishwasher, a ceramic sink drainer unit with mixer tap, upvc double glazed window to side garden aspect, with a gas hob with extractor hood over and tiled walls; through to Utility space;

#### UTILITY SPACE

6'3" x 4'2"

Space, power and plumbing for washing machine and tumble dryer, double glazed window to side

#### W.C.

Wall mounted wash basin, W.C., radiator and window to rear

#### STAIRS

Exposed wood dog leg stair case with wall panels and dado rail leading to first floor landing with Velux skylight over, over-head access to loft storage and doors to

#### BEDROOM ONE

15'2" x 11'1"

Double glazed sash window to front, restored floor boards, radiator, built-in wardrobes, door to

#### EN-SUITE

4'9" x 4'6"

Shower cubicle with a mains shower, sink set into a vanity unit, W.C., radiator, with tiled splash backs and surrounds, loft access.

#### BEDROOM TWO

15'2" x 11'1"

A double glazed window to the rear, restored floor boards, built-in wardrobe, radiator, loft access and door to

#### EN SUITE

9'3" x 6'5"

A white suite comprising, a W.C., paneled bath with shower over and a pedestal wash basin. With radiator, obscure glazed window to rear, tiled floor, built-in storage and a cupboard housing modern Worcester combination boiler.

#### GARDEN

A private southerly facing rear garden, mainly laid to concrete with raised planters. Evergreens, climbers and shrubs enclosed by wall. At the back there is a lean-to used for outdoor storage.