



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

2 Washington Avenue, Easton, Bristol, BS5 6BU

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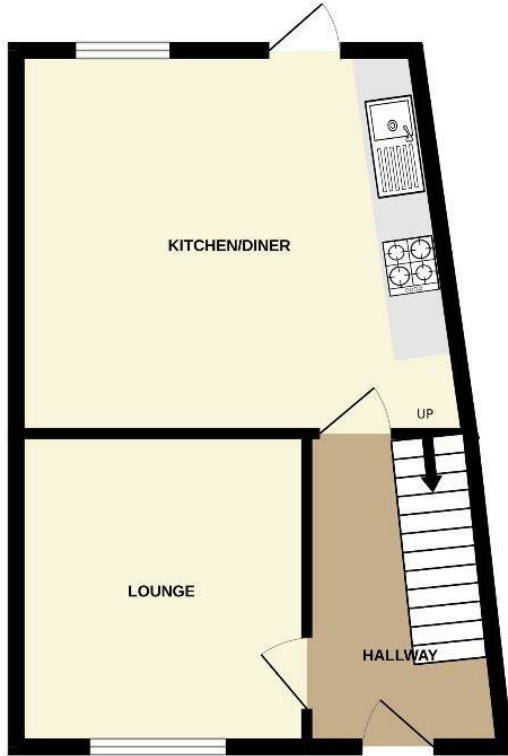
£325,000

**\*\*CHAIN FREE POTENTIAL & SPACE!\*\*** Sitting on the corner of Washington Avenue and backing onto Devon Road this deceptively spacious property is ready for you to move in and add value - space enough to be a 3 bed, generous kitchen diner and lounge to the ground floor. A huge master bedroom upstairs that could be two rooms! a good size bathroom and additional double bedroom. All this is newly painted and ready to go - complete with front garden ideal for bike storage and rear private garden with new fencing. Please get in touch to arrange a visit.

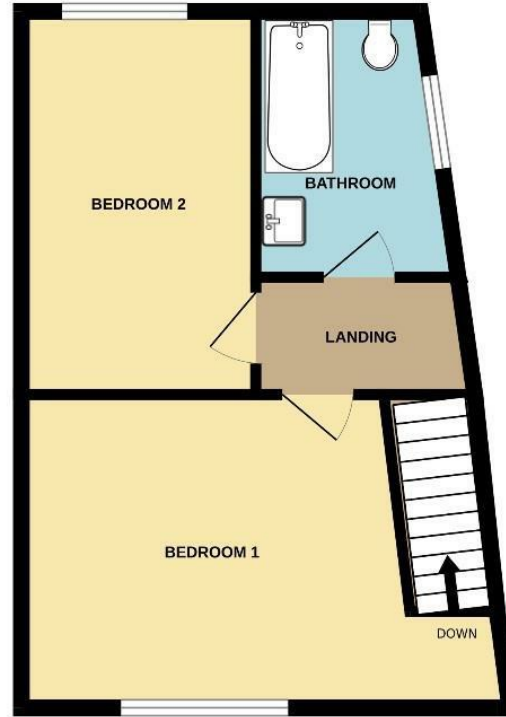
- Chain Free Large Two Bed
- New Boiler, Newly Painted
- Potential to be a Three Bed
- Large Kitchen Diner
- So Much Potential
- Prime Easton/Greenbank Location
- Bike Space & New Fencing
- Lots of Space & Light
- Large Upstairs Bathroom
- Huge Master Bedroom

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GROUND FLOOR

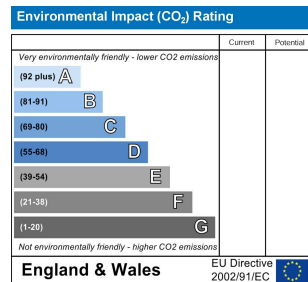
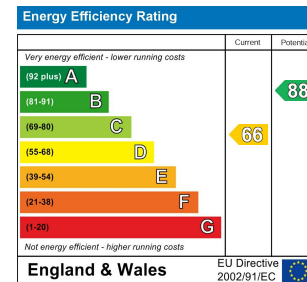


1ST FLOOR



2 BED END 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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## FRONT DOOR

Wood door opening into

## ENTRANCE HALL

Stairs to first floor, radiator, space beneath stairs for bikes and storage, doors to

## LOUNGE

12'6" x 11'6" max

Double glazed large window to front, radiator

## KITCHEN DINER

17'3" x 11'8" max

Double glazed window and door to rear garden, ample space for dining and sitting furniture, opening onto

## KITCHEN:

Wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, space for fridge freezer and washing machine (can be included in sale if required), cupboard housing new Worcester combination boiler for heating

## STAIRS

Leading to first floor landing with loft access and doors to

## BATHROOM

8'5" x 7'0" max

Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, radiator, obscure glazed window to side

## BEDROOM ONE

16'0" x 11'7" max

Double glazed window to front, radiator, space to make two bedrooms or add en-suite if required

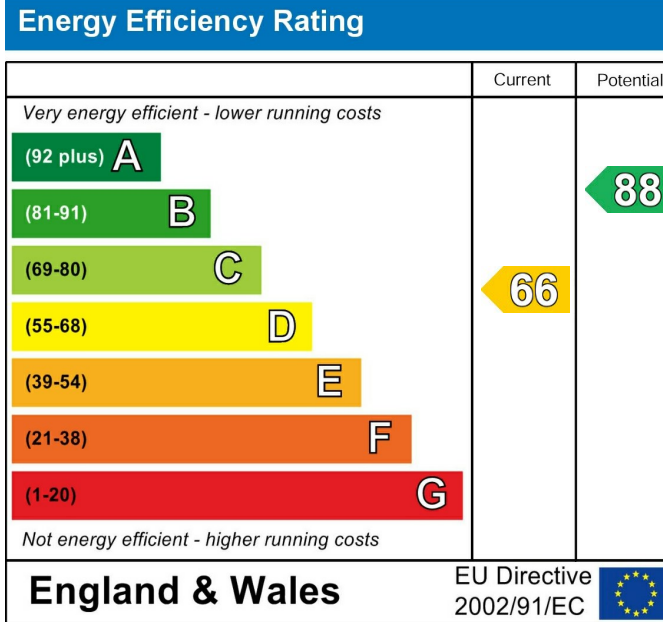
## BEDROOM TWO

11'8" x 8'5"

Double glazed window to rear, radiator

## GARDEN

Mainly laid with brick paving and stone



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.











