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HERE TO GET *you* THERE

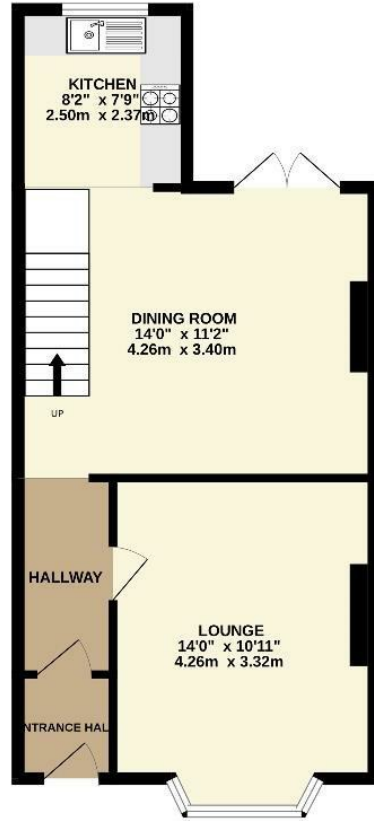
17 Carlyle Road, Greenbank, Bristol, BS5 6HG

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£420,000

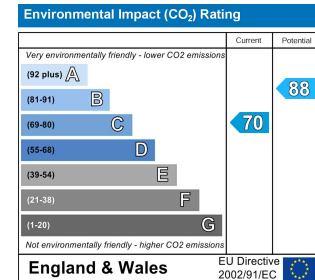
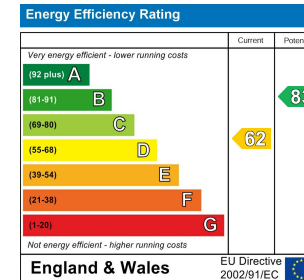
****CHARMING & CONTEMPORARY!**** This period terrace has got a brand new beautiful four piece bathroom upstairs complete with walk in shower and free standing deep bath! The garden is pretty with new paving, decking, fencing and flower beds. The central bright sitting/dining room opens onto the kitchen and garden. Wood flooring, sash windows, fireplaces and coving retain the original character of this double bay fronted home. The master bedroom is huge and there's another double bedroom to the back. Potential to extend into the loft to make this a long term home. All sitting in a lovely road in the popular Greenbank location beside the large green peaceful cemetery. Walking distance to all transport links and Easton amenities. Please make contact to arrange a visit.

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2 BED MID TERRACE

While 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 misstatement. 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.
Made with Metreplan 6/2024



ENTRANCE

Blue composite door opening into

HALLWAY

Original wood flooring flowing through the property, radiator, door to

LOUNGE

13'11" x 10'10"

Double glazed sash bay window to front, radiator, fireplace, , wood flooring, coving

DINING ROOM

13'11" x 11'1"

Lovely central bright room with exposed wood painted stair case leading to first floor, under stairs handy built in storage and shelving, room for sitting and dining furniture, cast iron fireplace, radiator, French doors to garden decking and opening into

KITCHEN

8'2" x 7'9"

Base units with wood work surface over, shelving, one and a half bowl sink and drainer, space for oven, washing machine, dishwasher and fridge freezer, wall mounted combination boiler for heating, double glazed window to rear

STAIRS

Leading to first floor landing with loft access insulated and boarded creating masses of storage space with newly enlarged access with drop down ladder, built in storage cupboard over stairs, doors to

BEDROOM 1

14'1" x 13'11"

Double glazed sash bay window& additional sash window to front, radiator, wood flooring, ample space for large bed, furniture and work space

BEDROOM 2

11'2" x 8'11"

Double bedroom with double glazed window to rear over looking the garden, built in wardrobe

BATHROOM


8'4" x 8'2"

No expense spared on this stunning new bathroom with part green tiled walls, deep free standing bath with central tap, walk in shower with glass screen, wash hand basin with work surface and vanity storage unit beneath, wall mounted cabinet with light and mirror, wc, towel radiator, tiled flooring, automatic extractor fan, obscure glazed window to rear

GARDEN

Newly decked and brick style paved lovely low maintenance garden with wood framed flower beds and climber frames, outdoor power and space for bikes, enclosed by original red brick wall and quality slatted fencing, rear of the building is newly painted

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (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.









