



HUNTERS[®]
HERE TO GET *you* THERE

19 Cromer Road, Greenbank, Bristol, BS5 6JU

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£450,000

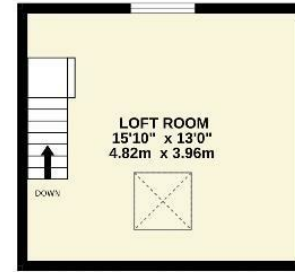
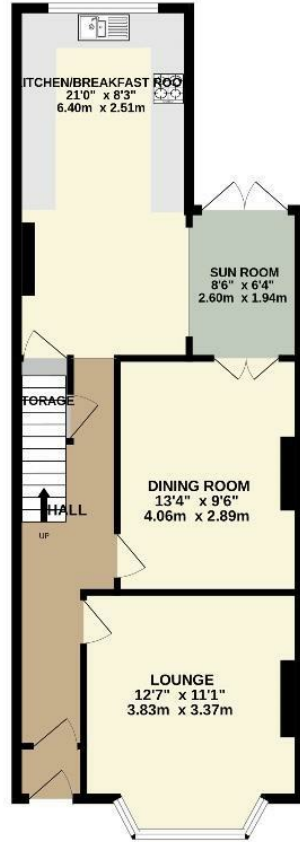
****BEAUTIFUL CHARACTER & CHARM**** This double bay fronted home has the loft converted! Giving three floors of well laid out generous space filled with original features. The ground floor is an ideal layout with the large kitchen breakfast room complete with fireplace beside the sun room flowing onto the garden and dining room making perfect family entertaining space. The spacious lounge to the front is an added bonus complete with lovely sash windows, fireplace and wood flooring. Upstairs has a huge four piece bathroom along with two double bedrooms and then the versatile space in the loft! All this sitting on a popular road in Greenbank with cafe and whole food stores at one end and green space at the other! Please make contact to arrange a visit.

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GROUND FLOOR

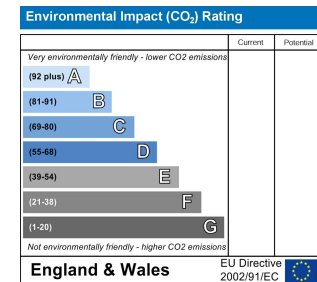
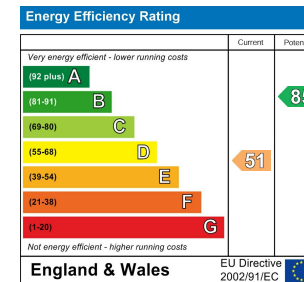
1ST FLOOR

2ND FLOOR



2 BED 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

Leading into

ENTRANCE HALL

Internal porch with space for shoes and coats, wall mounted meters, wood and glass door opening into entrance hall with original wood flooring, radiator, stair case to first floor, under stairs storage and doors to

LOUNGE

12'5" x 11'1"

Sash bay window to front, radiator, original wood flooring, open cast iron fireplace with hearth.

DINING ROOM

13'5" x 9'6"

Double original wood doors into sun room, original wood storage cupboard with display shelving, wood flooring, Victorian fireplace, picture rail, opening into

KITCHEN BREAKFAST ROOM

20'11" x 8'2"

Wall and base units with plenty of wood work surface over, tiled splash backs, sink and drainer, two fitted ovens! gas hob, space for dishwasher, washing machine and fridge freezer, double glazed window to side and rear, tiled flooring, opening into versatile dining/sitting space with another open fireplace (currently housing a log burner), original built in storage with display cabinet above, wood flooring, opening into

SUN ROOM

6'4" x 8'6"

Lovely snug space with sofa, double glazed French doors into garden, Velux skylight over, vertical column radiator, double original wood doors into

STAIRS

Leading to first floor landing with a further stair case to the loft and doors to

BATHROOM

17'0" x 8'10"

Huge Beautiful Bathroom! Four piece suite comprising freestanding claw foot bath, separate shower cubicle, wash hand basin set within a wood vanity unit with surface, wc, airing cupboard housing combination boiler for heating, Karndean flooring, obscure sash window to rear and side, Velux skylight over

BEDROOM ONE

14'9" x 14'1"

Huge bedroom! Sash bay window to front, and another window to front, radiator

BEDROOM TWO

13'5" x 9'6"

Sash window to rear, radiator, built in wardrobe, painted wood flooring

STAIRS

Leading to loft room, with horizontal door

LOFT ROOM

15'8" x 13'1"


Velux window and dormer window, radiator

GARDENS

To rear: Low maintenance court yard garden mainly paved with patio and stone, wooden seat, storage shed with seam roof, enclosed by red brick wall with climbers

To front: Enclosed by low stone wall, bike storage shed with sedum roof

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		
(39-54) E	51	
(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.









