



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

49 Anstey Street, Easton, Bristol, BS5 6DG

49 Anstey Street, Easton, Bristol, BS5 6DG

£365,000

**\*\*BRIGHT & CHARACTERFUL HOME\*\*** Light beams through this property highlighting the attractive period features including wood flooring and fireplaces. Situated in one of our popular roads in Easton because of its quiet position complete with all the vibrancy and amenities that sit beside it including train station, restaurants and cycle track! Internally offering a front lounge, central sitting/dining room opening onto kitchen, bathroom & garden! Upstairs are three generous bedrooms. Please arrange a visit.

- Colourful Terrace
- Full of Character and Light
- Popular Easton Location
- Wood Flooring & Fireplaces
- Sun Trap Rear Garden
- Kitchen with Wood Work Surface
- Central Sitting Dining Room
- Cosy & Bright Front Lounge
- Three Generous Bedrooms
- All Easton Amenities on The Doorstep

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

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

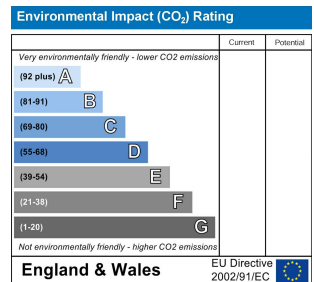
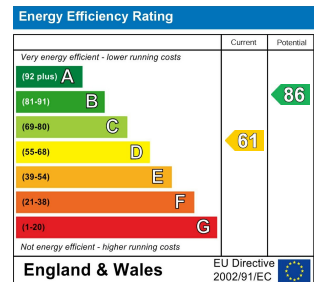


1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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.  
Made with Metropix ©2024.



### FRONT DOOR

Wood door with stained glass panel above leading into

### ENTRANCE HALL

Wood and glass panel door into hallway, wood flooring, radiator, hooks for coats, wall mounted meters,

### LOUNGE

11'6" x 11'3"

Wood flooring, cast iron attractive tiled fireplace, double glazed window to front, original coving

### DINING ROOM

12'0" x 10'9"

Versatile central dining sitting room, under stairs storage cupboard, cast iron tiled fireplace with hearth, wood flooring, large double glazed door to garden letting lots of light in, doorway into

### KITCHEN

12'5" x 7'6"

Streamlined white gloss new drawer units to one side, cupboards to the other, wood work surface over, sink and drainer, fitted oven and hob, tiled splash backs, integrated dishwasher, space for washing machine, wall mounted Valiant combination boiler for heating, double glazed window to side and door into

### BATHROOM

7'6" x 6'6"

Three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with shower over, part tiled walls, extractor fan, vertical radiator, obscure glazed window to rear,

### BEDROOM 1

14'10" x 11'1"

Huge room across the front of the whole house. Double glazed windows to front, fireplace, radiator, wood flooring

### BEDROOM 2

12'1" x 9'3"

Double glazed window to rear, fireplace, radiator, wood flooring

### BEDROOM 3

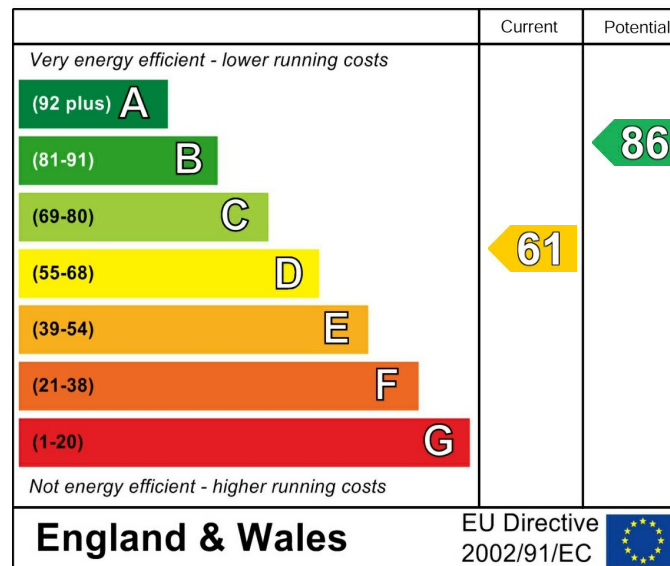
9'6" x 8'0"

Currently used as a home office, but otherwise space enough to be a small double bedroom, seagrass carpet, radiator, double glazed window to rear

### GARDEN

Path beside house with green full flower bed with slatted fencing and trellis for climbers, wood steps up to stone seating area surrounded by more green flower beds and climber wall

### Energy Efficiency Rating



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.











