



HUNTERS[®]
HERE TO GET *you* THERE

Ground Floor Flat, 648 Stapleton Road, Eastville, Bristol, BS5 6TG

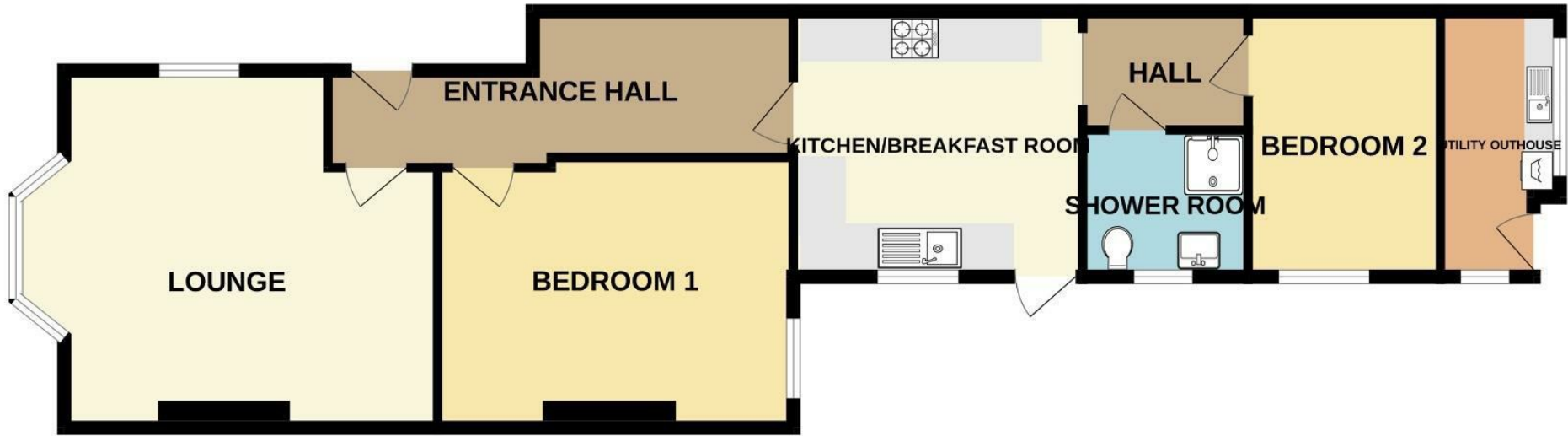
Ground Floor Flat, 648 Stapleton Road, Eastville, Bristol, BS5 6TG

£275,000

****LARGE GARDEN APARTMENT**** Free of Service Charges & Opposite Eastville Park! Period conversion boasting 85 square metres of space in fantastic condition. Thoughtfully refurbished throughout. The large bay fronted lounge sits in front of the master bedroom, kitchen breakfast room, stunning tiled shower room and additional bedroom/home office leading onto a private rear garden with outhouse utility store, patio and lawn. The convenience of this location is endless offering immediate M32 access, cycle track and Eastville retail park on the doorstep and Easton's eateries and train station nearby. Please make contact to arrange a visit.

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GROUND FLOOR



2 BED GROUND FLOOR GARDEN FLAT

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FRONT DOOR

Blue wood door with stained glass detail above opening into communal entrance hall with doors to two apartments, ground floor flat door to the right opening into

ENTRANCE HALL

Hallway with under stairs storage and doors to

LOUNGE

15'10" x 12'11"

Double glazed large bay window to front with stained glass detail above, fireplace alcove with painted exposed brick in chimney breast, column radiator, ample space for lounge and dining furniture

BEDROOM ONE

14'8" x 11'1"

Double glazed window to rear, column radiator

KITCHEN BREAKFAST ROOM

10'9" x 8'6"

New wall and base units with work surface over, sink and drainer with mixer tap over, integrated dishwasher, tiled splash backs, cupboards built around fridge freezer space, fitted oven and hob with built in extractor fan over, space for small table and chairs, double glazed window to side and door to garden, doorway into

HALL

Access to

SHOWER ROOM

6'7" x 5'7"

Part tiled walls, floating wash hand basin, wc, walk in shower with rainfall shower head, obscure glazed window to side, towel radiator

BEDROOM TWO

10'9" x 6'5"

Snart storage built under raised bed leaving space for desk, column radiator, double glazed window to side

GARDEN

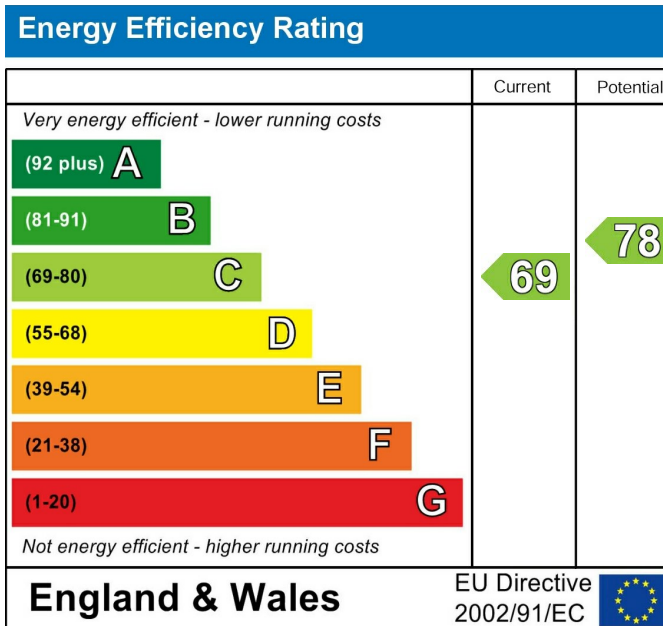
Patio, lawn, stone area, enclosed by wall and fencing, access to

UTILITY OUTHOUSE

Handy storage outhouse with work surface, power and plumbing for washing machine, sink and drainer, double glazed windows to garden, obscure glazed window to side

TENURE

Understood to be the remainder of 965 year lease, There are no service charge payable.



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.





