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

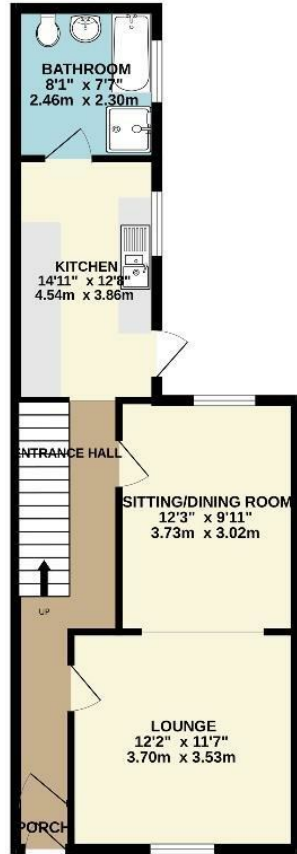
51 Woodborough Street, Easton, Bristol, BS5 0JA

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Guide Price £280,000

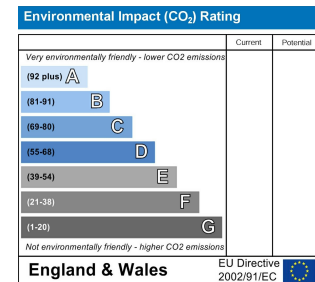
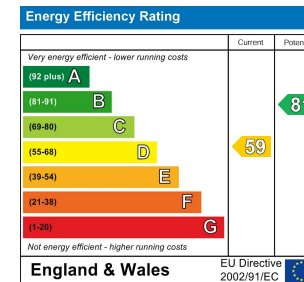
**\*\*FANCY A PROJECT IN A GREAT LOCATION??\*\*** LARGE DEPOSIT & CASH BUYERS ONLY please! This period home sits on a popular road in Easton providing tons of potential to add value. See recently sold properties in the road. Three good size bedrooms, two reception rooms, kitchen and downstairs 4 piece bathroom, reasonable sized garden. All in need of modernisation although heating, electrics and some double glazing looks in good order. The real gem here is the position between St Marks Road and Stapleton Road providing all amenities and great transport links. CHAIN FREE & READY TO GO!

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3 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 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**

uPVC Door opening into

**ENTRANCE HALL**

Wall mounted meters to internal porch, wood and glass door opening into hallway with radiator, stairs to first floor, doorway into

**DINING ROOM**

11'8" x 9'9"

Under stairs storage space, double glazed window to rear, fireplace, radiator, opening into

**LOUNGE**

11'8" x 11'3"

Double glazed window to front, fireplace, radiator, door to hallway

**KITCHEN**

11'10" x 7'1"

Wall and base units with work surface over, tiled splash backs, sink and drainer, space for three appliances, window to side, door to rear garden, door and step down into

**BATHROOM**

9'0" x 6'5"

Four piece bathroom suite comprising bath, wc, wash hand basin and shower, windows to side, radiator

**STAIRS**

Leading to first floor landing with doors to

**BEDROOM ONE**

14'10" x 11'4"

Double glazed window to front, radiator, loft access, built in storage cupboard

**BEDROOM TWO**

11'11" x 9'8"

Window to rear, radiator

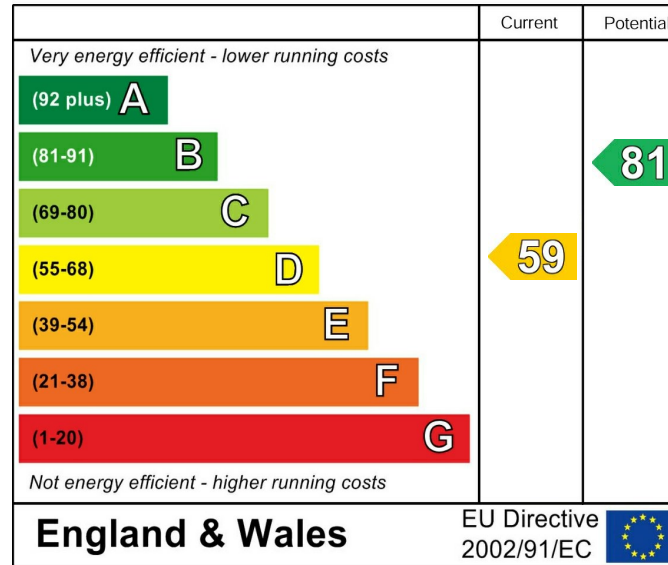
**BEDROOM THREE**

11'5" x 7'2"

Double glazed window to rear, fireplace, radiator

**GARDEN**

Overgrown climbers

**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.











