



HUNTERS[®]
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15 Greenbank Avenue West, Easton, Bristol, BS5 6EP

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Asking Price £425,000

20+ years of love and hard work have been poured into this much cherished, stylish home and it shows! From the modern kitchen and bathroom extensions, to the new windows, rendering front and back, roof and flooring throughout. The owners have taken great care, showing thoughtful attention to detail in order to create this stunning space, all painted in contemporary F&B colours. The wonderful, community minded neighbours will be sorely missed as will the vibrant shops and eateries, all so handily on the doorstep, as are the excellent transport links, such as Stapleton road station, leading to the rest of Bristol and beyond.

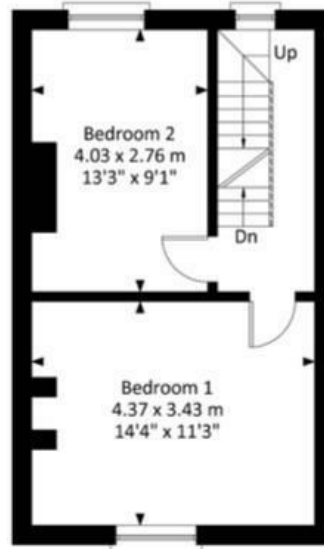
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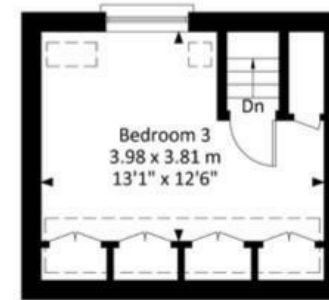
Approximate Gross Internal Area = 101.80 sq m / 1096 sq ft



Ground Floor



First Floor



Second Floor



Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	73
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			
		59	73
England & Wales		EU Directive 2002/91/EC	

Front door

Solid wood with separate entrance hall a useful space for coats and shoes

Hall

Hard wearing Spanish porcelain tiles & radiator leading to stairs

Lounge

New solid wood shutters cover the double glazed sash upvc windows. Reclaimed wood flooring, working open fireplace, cornicing and ceiling rose make this a cosy separate space to relax and unwind

Dining room

Open plan sociable space feeling larger due to a former clever switch round of stairs this includes a stylish radiator and engineered oak flooring

Kitchen

A later addition that brings with it light and height from a beautiful pitched lantern light, this is a usefully versatile space, designed currently as a free standing kitchen with island and breakfast bar, with solid wood French doors onto the garden and a continuation of engineered oak flooring.

Bathroom

The second later addition, this contains Victorian style toilet, radiator and sink, a claw foot oversized bath tub with power shower and beautiful floor to ceiling vintage olive metro tiles & Shoreditch floor tiles. The recently serviced Worcester boiler is housed here.

Stairs

Wood stairs fitted with stylish sisal carpet

Bedroom 1

Great sized master double with painted wooden floor, open fireplace, radiator and glazed sash upvc windows

Bedroom 2

Good sized double with views to the garden, radiator and painted wood floors


Bedroom 3

Gorgeous top floor double, a real oasis, cosy with carpet and full insulation, built in bespoke wood storage cleverly using the house eaves, dormer window, radiator

Garden

Small but perfectly formed courtyard garden, private with planting, space for table and chairs with useful shed for storage

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(69-80) C		73
(55-68) D	54	
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<i>Not energy efficient - higher running costs</i>		
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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.









