



HUNTERS[®]
HERE TO GET *you* THERE

64 Robertson Road, Greenbank, Bristol, BS5 6JT

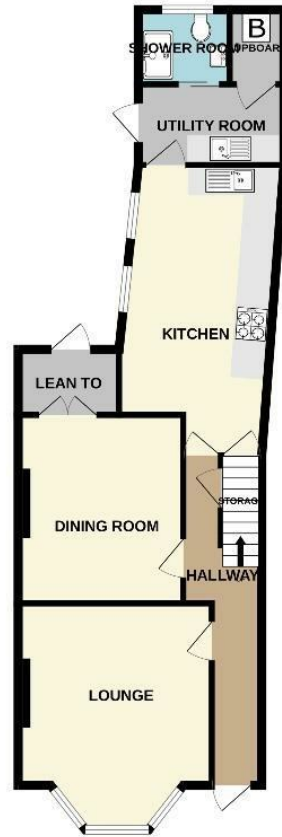
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Offers In Excess Of £475,000

****LOOK AT THE OUTSTANDING FINISH!**** Benefit from this Chain Free Thoughtful Refurbishment which is ready to put your furniture in. Everything has been improved to a high standard even the outside stonework. With tranquil colours, and quality new fittings throughout whilst retaining the charming character including wood flooring, stained glass, wood doors, cabinets and fireplaces! The rooms are vast and full of light. The large kitchen with quartz work surface and Bosh appliances has a utility going off along with a shower room. Two reception rooms lead to a south facing low maintenance garden with rear cycle access. Upstairs are three generous bedrooms and another shower room! All this sitting in the popular Greenbank area with amenities, cycle track and green space on your doorstep! Please make contact to look inside.

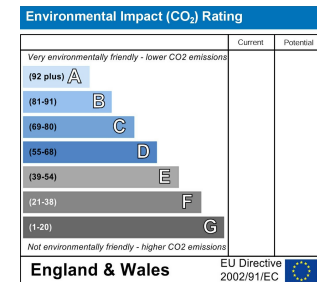
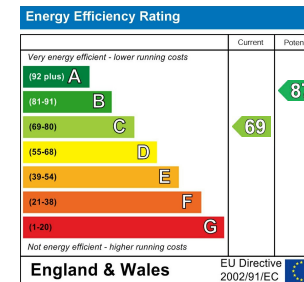
- Popular Greenbank Location
- Brand New Quality Kitchen & Shower Rooms
- Vast Reception Rooms & Bedrooms
- Stunning Finish & Original Features
- Tons of Charm & Character
- Restored Stone Work
- South Facing Landscaped Garden
- Wood Flooring & Stained Glass
- Original Cupboards & Doors
- CHAIN FREE!

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3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 Webcor's C2324



FRONT DOOR

New blue upvc door with stained glass window above opening into

ENTRANCE HALL

Internal lobby with wall mounted meters and lovely original coving, original stained glass wood door opening into hallway with stairs to first floor and doors to

LOUNGE

15'1" x 13'6"

Double glazed bay window to front, new vertical radiator, gas fire set within cast iron tiled fireplace, radiator, picture rail, ceiling coving

DINING ROOM

13'1" x 13'6"

Original built in storage cabinets to alcove, fireplace (unused), restored wood flooring, radiator, double wood doors to

LEAN TO

9'11" x 7'9"

Handy space for storage or plants with shelving and door to garden

KITCHEN

18'0" x 7'10"

Brand new wall and base units with quartz work surface over, inset sink with mixer tap over, fitted Bosch induction hob with black glass extractor fan over and built in eye level oven, integrated Bosh dishwasher. Bosch fridge freezer providing, under stairs storage cupboard, double glazed windows to side, door into

UTILITY ROOM

7'8" x 4'8"

Base units with quartz work surface over, sink with mixer tap over, space and plumbing for washing machine, door to rear garden

SHOWER ROOM

5'2" x 4'4"

Fully tiled with double head victorian style rainfall shower and glass shower screen, wc, wash hand basin with vanity unit beneath, towel radiator, extractor fan, sensor down lights, obscure glazed window to rear

STAIRS

Leading to first floor landing with loft access, built in storage cupboard and doors to

BEDROOM ONE

19'3" x 13'5"

Double glazed bay window and side window to front, fireplace, restored wood flooring, original built in storage cupboard to alcove, coving, radiator

BEDROOM TWO

13'6" x 12'11"

Double glazed window to rear, radiator, fireplace

BEDROOM THREE

8'0" x 11'5"

Double glazed window to rear, fireplace

SHOWER ROOM


7'1" x 5'4"

Fully tiled, shower cubicle, wc, wash hand basin with vanity unit beneath, towel radiator, sensor down lights, obscure glazed window to side

GARDEN

South facing landscaped garden with restored original tiled path to new gate giving lane cycle access, new fencing, raised artificial lawn bed, flower beds

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.









