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9 Leonards Avenue, Easton, Bristol, BS5 6BG

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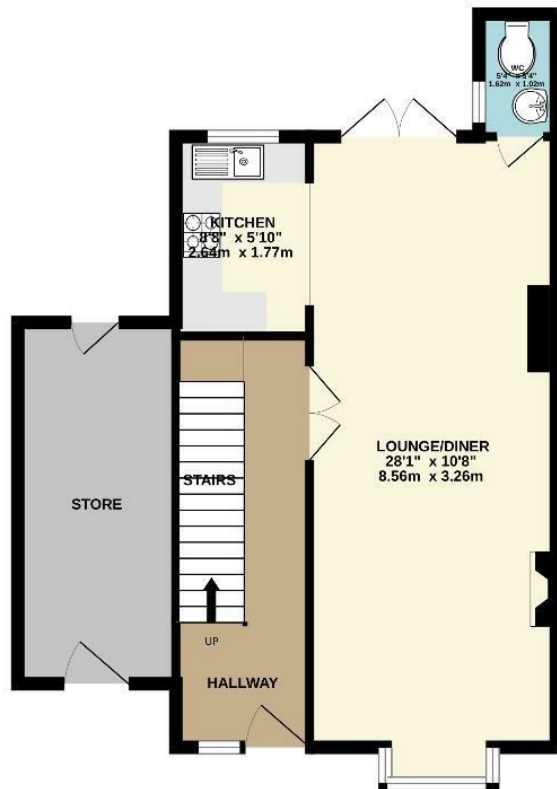
£400,000

**\*\*WEST FACING LARGE GARDEN & WORKSHOP!\*\*** This age property with a large garden is hard to find in BS5. Sitting on the borders of Easton, Greenbank & Whitehall giving immediate access to great local amenities and the cycle track along with an Outstanding School on the doorstep. The open plan living is the real bonus that opens onto the kitchen and downstairs WC with the added benefit of French doors opening onto a raised decked area in a sunny garden! The entrance hall is generous with under stairs area for the washing machine. Upstairs boasts three generous bedrooms and a brand new fully tiled bathroom! The attached outdoor store has front and back doors making it an ideal bike home or workshop complete with power and light. Please get in touch to have a look inside.

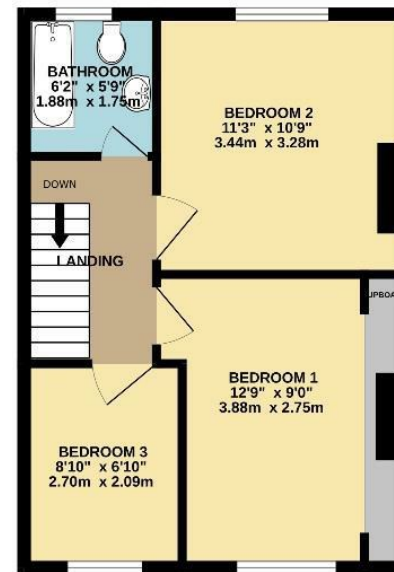
- Ideal BS5 Location
- Outstanding School Nearby
- Great Amenities & Transport Links
- Large West Facing Garden
- French Doors to Raised Decking Area
- Three Generous Bedrooms
- Brand New Bathroom
- Open Plan Living
- Outdoor Attached Store
- Downstairs WC

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

GROUND FLOOR

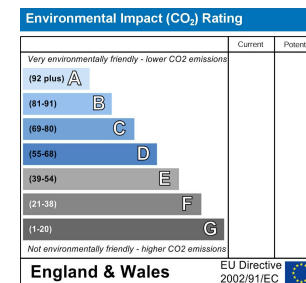
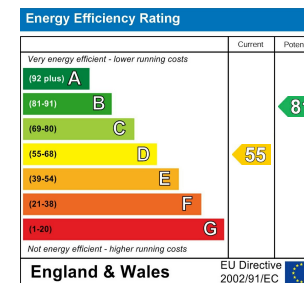


1ST FLOOR



3 BED END TERRACE

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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### FRONT DOOR

Wall and gates to paved bin and plant area to front of house with access to outdoor store. uPvc door with obscure window to side, opening into

### ENTRANCE HALL

15'1" x 5'7"  
Engineered oak flooring flowing through ground floor, shoe and coat space, stairs to first floor, radiator, cupboard housing meters, under stairs storage area with power and plumbing for washing machine, double doors into

### LOUNGE/DINER

26'3" x 10'4"  
Double glazed bay window to front, lounge area with fireplace and radiator in bay, opening into dining area with vertical radiator and French doors to garden, opening into

### KITCHEN

8'4" x 5'6"  
Wall and base units with work surface over, sink and drainer, fitted oven and gas hob, space for fridge freezer, integrated dishwasher, tiled splash backs, double glazed window to rear

### WC

Wc, wash hand basin, tiled splash backs, towel radiator, obscure glazed window to side

### STAIRS

Leading to first floor landing with loft access and doors to

### BEDROOM ONE

12'5" x 9'4"  
Double glazed window to rear, radiator, fitted wardrobe frame with shelving and light around chimney breast

### BEDROOM TWO

10'11" x 10'5"  
Double glazed window to rear, radiator

### BEDROOM THREE

8'6" x 6'7"  
Double glazed window to front, radiator

### BATHROOM

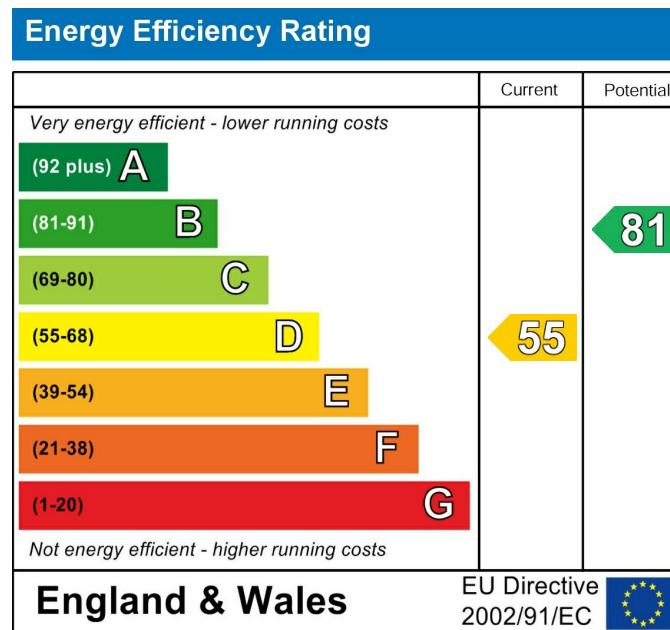
5'6" x 5'1"  
Brand new bathroom. Fully tiled. Three piece white suite comprising wc, wash hand basin, bath with shower over and glass shower screen, towel radiator, obscure glazed window to rear

### GARDEN

Decked area with balustrade and steps down to lawn enclosed by fencing and mature trees, access to

### WORKSHOP

15'3" x 5'8"  
Wooden door from back garden, power and light, uPvc door to front



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.





