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27 Newton Street, St Judes, Bristol, BS5 0QZ

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Offers In Excess Of £350,000

****COOL URBAN LIVING**** Look at the location of this property - In between two train stations and within walking distance of Cabot Circus, Old Market & beside Frome Gateway that has grand plans for improvement in the area! Internally boasting a contemporary and period blend into this Victorian style two bedroom terrace home complete with Garden Studio sitting in a generous garden! Internally offering a lounge to the front and central dining/sitting room leading to the kitchen. Upstairs provides a four piece bathroom suite and two naturally bright double bedrooms. Replete with engineered wooden floors, period style fire places. A must view. No onward chain.

- Cool Handy Location Near Old Market
- Generous Garden with Gazebo
- Garden Studio
- Central Sitting/Dining Room with Wood Burner
- Walking Distance to Cabot Circus
- Very Good Condition Throughout
- Engineered Oak Style Flooring
- Four Piece Upstairs Bathroom
- Two Bright Double Bedrooms
- Chain Free!

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

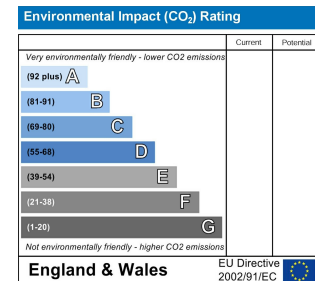
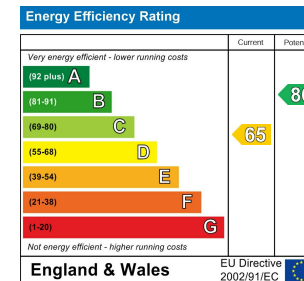


GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is elevated from the pavement via steps through a private front garden laid to concrete and shingle with flower bed. A solid wooden glass panel door with a feature glass transom above leads into the hallway.

HALLWAY

Opening to an engineered oak floor with wall mounted utility meters with feature wall paper. With stairs to the first floor.

LOUNGE

11'9" x 11'5"

Accessed via a wooden panel door with uPVC double glazed windows to the front aspect, a feature fireplace to the chimney breast, radiator.

DINING ROOM

14'9" x 12'5"

Opened to the stairwell with a recess beneath, with a continuation of the engineered oak flooring from the hallway, radiator, chimney breast housing wood burner, door into kitchen

KITCHEN

11'5" x 7'10"

Stylish kitchen comprising a range of matching wall and base units with solid wooden worktops, a stainless steel sink and drainer unit with mixer tap, with ceramic tiled splash backs an integral set of gas hobs, built in electric oven beneath and a chrome effect extractor hood over, with space and plumbing for white goods. Accessed via a wood and glass panel door with further engineered wood flooring. There is a uPVC double glazed window to the side aspect, upright wall mounted radiator, and a wood and glass paneled door to the side aspect leading out to the garden.

BEDROOM ONE

14'9" x 11'9"

A naturally light, double bedroom to the front, spanning the full width of the first floor accessed via a wood panel door. There is a chimney breast with a period style fireplace, uPVC double glazed windows to the front aspect, radiator.

BEDROOM TWO

12'5" x 9'6"

To the rear of the first floor which is accessed via a wooden panel door, is a uPVC double glazed window to the rear aspect, built in storage cupboard housing a Worcester gas combination boiler, chimney breast, wall mounted radiator, electric pendent light, switches and sockets.

BATHROOM

11'9" x 7'10"

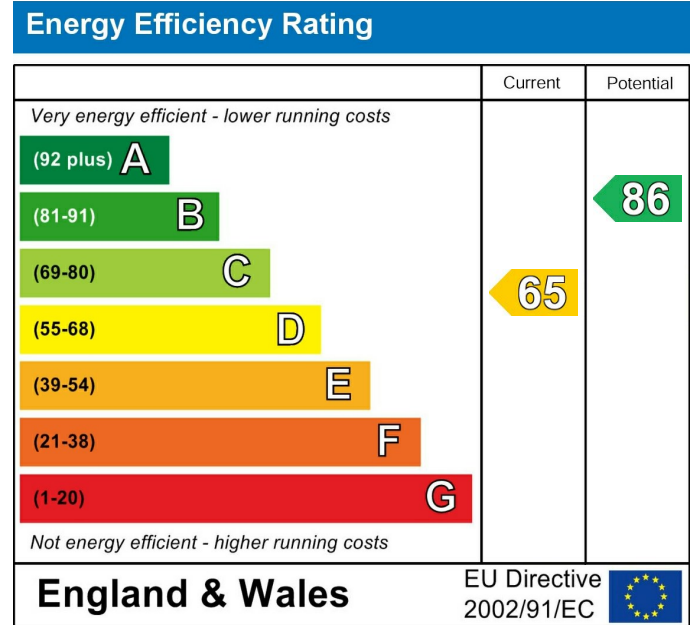
This well appointed four piece suite, is tastefully finished with a glass panel shower cubicle with elec. shower, foot and claw free standing bath tub with mixer tap, close coupled W.C. and a pedestal wash hand basin. With an opaque UPVC double glazed window to the rear aspect, fitted extractor fan, stylish heated 'old skool' radiator/towel rail and electric pendent light and accessed via a wooden/glass panel door, with slate effect laminate flooring.

GARDEN

An inviting garden offering a choice of decked and gazebo areas ideal for al fresco dining. Mainly laid with shingle stone, bordered with raised flower beds, shrubs and plants

GARDEN STUDIO

Wood built studio with power and light and double glazed windows and doors



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.

