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1 Brighton Park, Easton, Bristol, BS5 0EJ

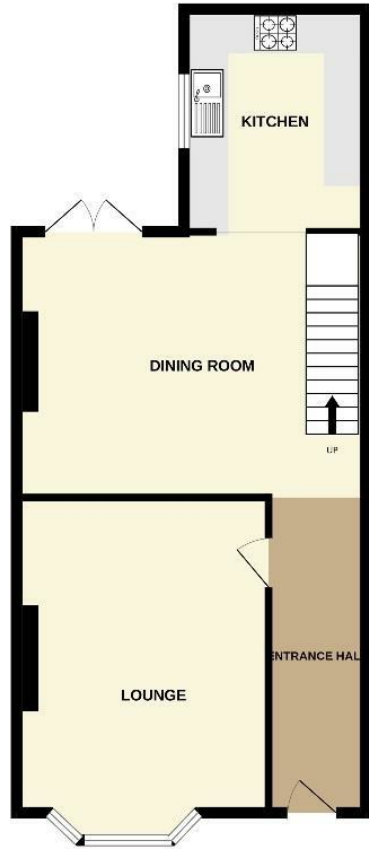
1 Brighton Park, Easton, Bristol, BS5 0EJ

£375,000

****DOUBLE BAY VICTORIAN IN A CUL DE SAC**** This home is chain free, charming and characterful and boasts a West Facing Garden! Sitting right beside the cycle track and access to Easton & Whitehall amenities as well being close to Central Bristol. The bay fronted lounge comes with a wood burner, the central dining sitting room is ideal for entertaining opening onto the sunny private garden and the kitchen with wood work surface & shelving. Upstairs provides a four piece bathroom and two generous bright double bedrooms. All this complemented by a Worcester combination boiler, double glazing and recent re-decoration.

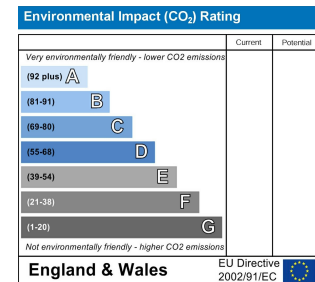
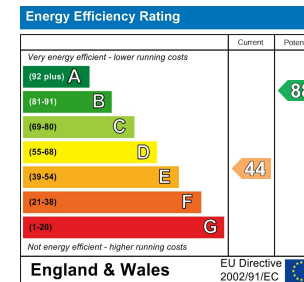
- Double Bay Victorian End Terrace
- Cul De Sac Location
- West Facing Garden
- Wood Burner
- Kitchen with Wood Work Surfaces
- Large Bright Double Bedrooms
- Four Piece Upstairs Bathroom
- Period Characterful Features
- Easton Near Whitehall
- Chain Free

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2 BED END TERRACE

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

Wood door with central doorknob opening into

ENTRANCE HALL

With stairs to first floor opening into central dining area and door to

LOUNGE

12'10" x 11'1" into bay

Original ceiling rose and coving, fireplace housing wood burner, radiator, double glazed bay window to front

DINING ROOM

14'8" x 12'6"

Lovely central versatile entertaining room with double glazed French doors to rear garden with roller blind shelter over, under stairs storage area with shelving, doorway into

KITCHEN

9'1" x 6'8"

Base units with wood work surface over, sink and drainer, fitted 5 ring gas hob and oven with extractor fan over, space for fridge freezer, washing machine and recycling, wood pan shelving, radiator, double glazed window to side

STAIRS

Leading to first floor landing with storage/furniture space on the landing along with loft access, doors to

BATHROOM

9'2" x 6'8"

Four piece white suite comprising wc, wash hand basin, bath, walk in double head rainfall shower with glass shower screen and tiled splash backs, chrome towel radiator, built in cupboard housing Worcester combination boiler for heating, obscure glazed window to rear

BEDROOM ONE

14'9" x 12'10" into bay

Double glazed bay window to front, radiator

BEDROOM TWO


12'11" x 8'8"

Double glazed window to rear, radiator

GARDEN

West facing sun trap enclosed by stone and high walls for privacy, wood shelter store, raised lawn area

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.









