



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

49 Bannerman Road, Easton, Bristol, BS5 0RR

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Offers In Excess Of £325,000

**\*\*NEWLY REFURBISHED & CHAIN FREE!\*\*** Look at the finish! A turn key property ready to move into complete with new flooring, newly decorated & tiled along with appliances! The added bonus is that the characterful period features have been retained so it's a cosy charming home with no improvements required. Sitting in the midst of Easton with handy amenities and eateries on the doorstep along with immediate access to Whitehall and Old Market. Internally offering a lounge in front of the central kitchen diner that leads to a utility room and the cute sunny garden with storage. Upstairs are two spacious double bedrooms and a new bathroom! Please come along and have a look.

- Handy Easton Location Near Shops
- Easy Central Bristol Access
- Cycle Path Close By
- Newly Refurbished Throughout
- New Flooring & Appliances Included
- Period Features
- Garden Storage
- Two Double Bedrooms
- Upstairs Bathroom
- Ready to Move Into - CHAIN FREE!

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Illustrations are for reference purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### ENTRANCE HALL

Front door opening into entrance hall with new wood effect vinyl flooring into kitchen and utility, radiator, wall mounted meters, stairs to the right leading to first floor, doors into

### LOUNGE

10'11" x 10'5"

Double glazed window to front, radiator, original fireplace, new soft grey carpet

### KITCHEN/DINER

13'10" x 10'5"

Wall and base units with plinth lighting and work surfaces over, one and a half bowl sink and drainer with mixer tap over, fitted oven and hob with extractor fan over, original built in display storage cabinet, under stairs storage cupboard, radiator, space for table and chairs, double glazed window looking onto garden, doorway into

### UTILITY

8'3" x 5'11"

Built in storage cupboard, storage units and work surface over, brand new washing machine, large gloss tiles to walls, double glazed window to side looking onto garden

### STAIRS

With soft new grey carpet flowing to landing with loft and bedroom access

### BEDROOM ONE

14'9" x 10'7"

Double glazed window to front, radiator, original fireplace, door to landing to bathroom

### BEDROOM TWO

12'0" x 10'8"

Double glazed window to rear, cupboard housing Valiant combination boiler for heating, original fireplace, door to landing and bathroom

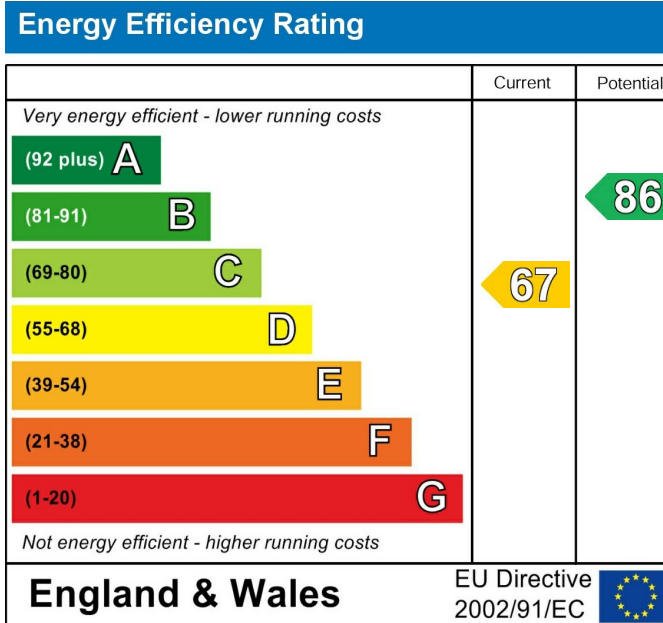
### BATHROOM

9'0" x 6'2"

New three piece bathroom suite comprising wc, wash hand basin with vanity unit beneath, bath with shower over and glass shower screen, chrome towel radiator, large gloss tiles to walls and floor, obscure glazed window to side

### GARDEN

Hard standing seating area enclosed by wall with climbing plants and brick built storage cupboard



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.





