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13 Turley Road, Greenbank, Bristol, BS5 6HP

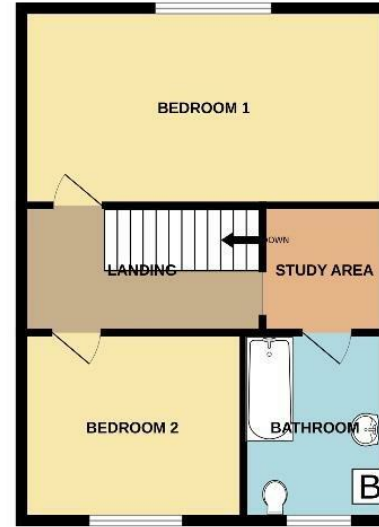
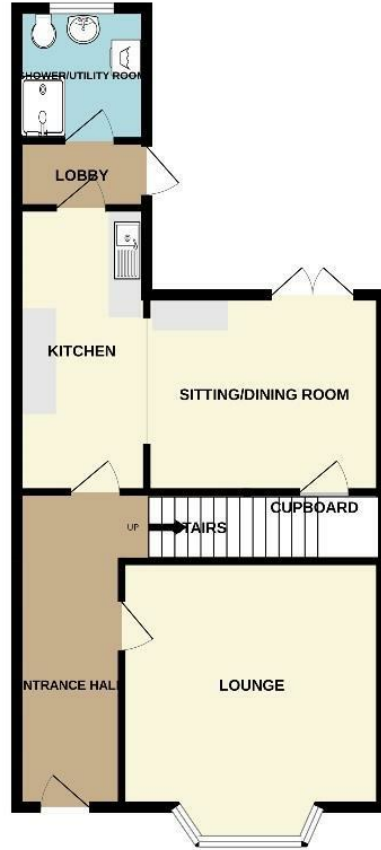
13 Turley Road, Greenbank, Bristol, BS5 6HP

£385,000

****POPULAR ROAD & DOUBLE GARAGE!!**** Rarely available in Greenbank, a huge garage at the bottom of the garden. This one way peaceful road sits at the end of the cemetery. As well as being full of charm and character this home boasts a bathroom upstairs and WC downstairs and has a lovely sunny central sitting dining area opening onto the kitchen complete with wood flooring. Upstairs are two double bedrooms, the master is huge. The community on this road/area really is priceless. It is worth noting there are signs of damp in this property coming from the roof that have been noted and reflected in the asking price, so be ready for some repairs and work to be carried out post completion.

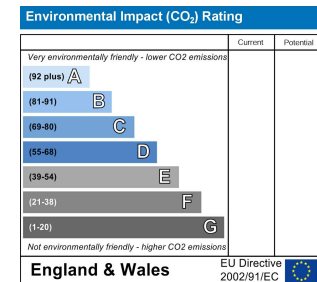
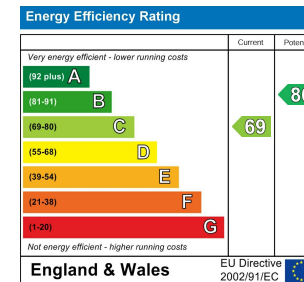
- Popular Greenbank Road
- One Way & Peaceful
- Full of Charm & Character
- Double Garage
- Bathroom Upstairs & WC/Utility Downstairs
- Sunny Dining Area onto Garden
- Potential to Improve & Add Value
- Damp/Roof Repair Work Required
- Wood Flooring
- Great Local Amenities & Cycle Path Access

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



2 BED MID TERRACE

While 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

Original tiling to path leading to storm porch with door into

ENTRANCE HALL

Wood flooring, wall mounted cupboards housing meters, radiator, stairs to the right leading to first floor, doors into

LOUNGE

13'2" x 12'0"

Double glazed window to front, fireplace, wood flooring, radiator

KITCHEN DINING ROOM

18'4" x 15'7"

Dining Area: Wood flooring, double glazed French doors to rear garden, radiator, under stairs storage cupboard. Kitchen Area: fitted wall and base units with work surface over, space for oven, extractor fan over, space for fridge freezer, fitted sink and drainer, double glazed window to side, door into

LOBBY

Between kitchen and shower room. Upvc door to back garden and door into

SHOWER/UTILITY ROOM

8'1" x 6'6" into shower space

Wash hand basin, wc, power and plumbing and space for washing machine, tiled alcove that used to house shower. Obscure glazed window to rear

STAIRS

Exposed and painted wood staircase leading to first floor landing with wood flooring and doors to

BEDROOM ONE

15'7" x 10'10"

Double glazed windows to front, radiator, wood flooring, radiator, signs of incoming moisture from roof, historic crack

BEDROOM TWO

9'11" x 9'5"

Double glazed window to rear, wood flooring, radiator

STUDY AREA

5'11" x 5'10"

Wood flooring, loft acces, space for desk, could also be used as a dressing area, door to

BATHROOM

8'8" x 5'4"

Three piece white suite comprising wc, wash hand basin, bath with electric shower over, tiled splash backs, towel radiator, wood flooring, double glazed window to rear

GARDEN


Pretty private East facing split level garden with seating area, flower beds and mature tree giving access to

DOUBLE GARAGE

17'2" x 14'4"

Versatile space depending on requirements, ample space for cars/bikes and workshop, potential to remove and increase garden size, up and over door to rear lane - there is right of way for vehicle access but no option to park outside the garage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(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.









