



HUNTERS[®]
HERE TO GET *you* THERE

6 Prudham Street, Easton, Bristol, BS5 6ER

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Offers In Excess Of £365,000

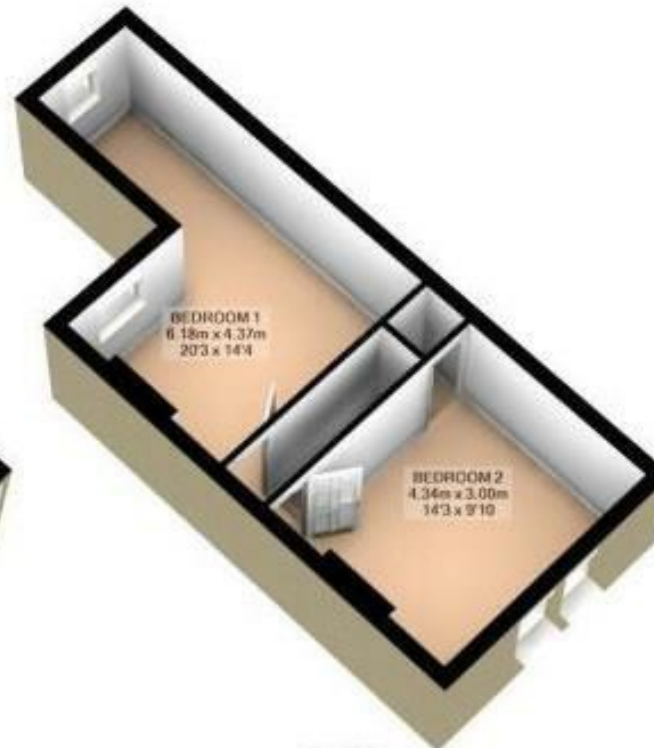
****PEACEFUL EASTON CUL DE SAC**** Situated perfectly between Greenbank and St Marks Road so there is no shortage of cool handy amenities along with train station and cycle path access. Internally this house boasts all the period features you'd hope for including wood flooring, the bay fronted lounge boasts a fireplace with wood burner that sits in front of the kitchen diner and stunning four piece bathroom along with a private sunny garden. Upstairs are two generous double bedrooms. The back bedroom has a handy dressing/study area that could easily be another room or en-suite. Please get in touch to see inside.

- Cul De Sac Location
- Steps Away From St Marks Road
- A Road Away From Greenbank Eateries
- Kitchen Diner
- Wood Flooring & Wood Buyer
- Sunny West Facing Garden
- Stunning Four Piece Bathroom
- Roll Top Bath
- Large Double Bedrooms
- Dressing/Study Area off Master Bedroom

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GROUND FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(433 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(400 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.4 SQ.M. (833 SQ.FT.)
Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

FRONT DOOR

Gate and wall surround front garden with bin and bike space, tiled to storm porch with wood front door into

ENTRANCE HALL

Wood flooring flowing through ground floor, space for shoes and hooks for coats, stairs to the left, wall mounted thermostat, doors to

LOUNGE

13'3" x 10'8"

Double glazed bay window to front, radiator, fireplace housing wood burner

KITCHEN/DINER

14'2" x 10'5"

Fitted sink and drainer unit with wood frame, stainless steel splash back, wood work surface with storage beneath, space for fridge freezer, washing machine and oven, fitted extractor fan over, space for table and chairs and storage furniture, radiator, double glazed window to front, door to lobby with door to rear garden and

BATHROOM

10'1" x 6'2"

Lovely new quality four piece suite comprising roll top deep bath with mixer tap shower fitted on central taps, walk in shower with Victorian style rainfall head and glass shower screen, wash hand basin on vanity unit with wood work surface, wc, towel radiator, tiled splash backs, tiled flooring, obscure glazed window to side

STAIRS

Leading to first floor landing with loft access and doors to bedrooms

BEDROOM ONE

20'3" x 14'4" max into dressing area

Large bright double room with double glazed window to rear, radiator, wood flooring opening into a dressing/study area with a double glazed window to rear (potential to put a stud wall up to make a separate room/en-suite)

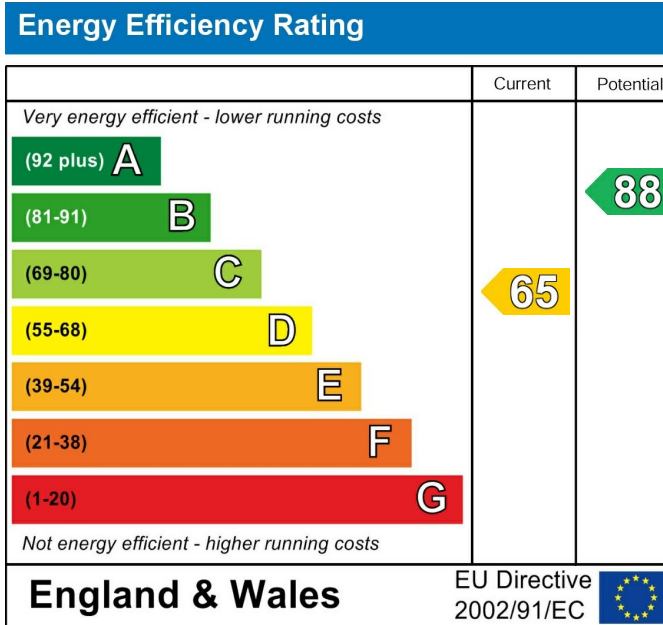
BEDROOM TWO

14'2" x 9'10"

Another generous bright bedroom with double glazed double window to front, radiator, wood flooring

GARDEN

Sunny West facing private garden with new sand stone patio leading to stone seating area surrounding by climbers and plants



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.









