



HUNTERS[®]
HERE TO GET *you* THERE

82 High Street, Easton, Bristol, BS5 6DN

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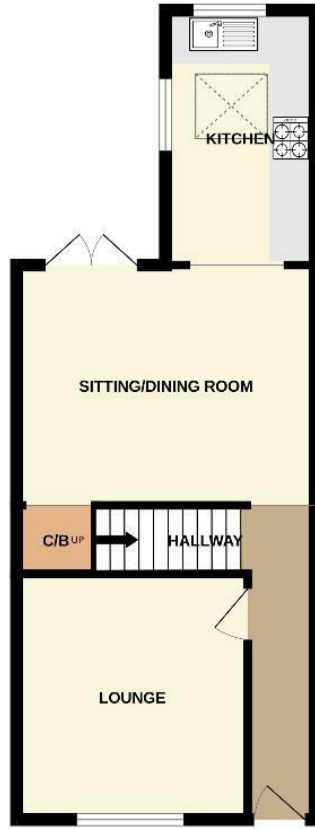
£365,000

****EASTON & GREENBANK AMENITIES ON THE DOORSTEP!**** Complete with a good size South Facing garden - Such a cool & convenient place to live! With everything you need on the doorstep, immediate transport links, handy fresh food stores and lovely restaurants and pubs. This home requires no improvements, due to all the work the current owner has done to keep it all in good order. Bright & Spacious throughout, this property offers a cosy front lounge, a central dining/sitting room that opens onto the kitchen beside the generous sunny garden. Upstairs is a huge master bedroom, another double and bathroom. Please come along to have a look.

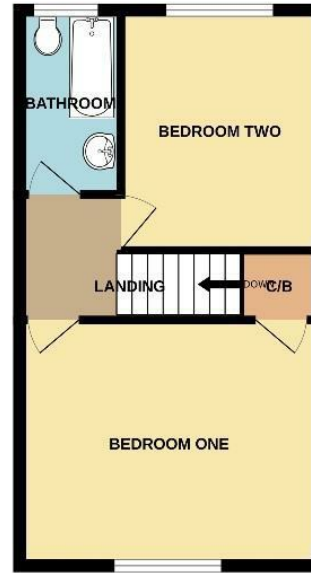
- So Close to Easton & Greenbank Amenities
- Train Station & Cycle Track Nearby
- Wonderful Condition
- Lots of Natural Light
- South Facing Private Garden
- Lawn, Patio, Silver Birch Tree & Shed
- Park at the End of The Road
- New Kitchen with Skylight
- Planning passed for side extension to the kitchen inc WC
- Good Condition Wood Flooring

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GROUND FLOOR

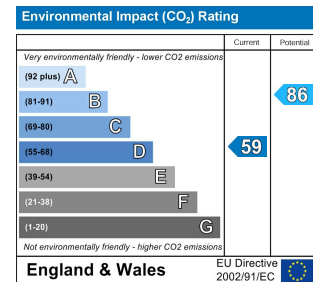
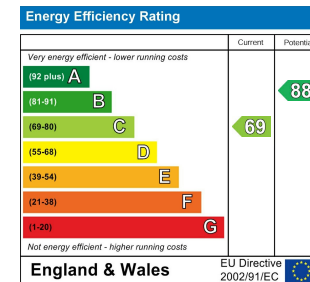


1ST FLOOR



2 BED TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors 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

Opening into

ENTRANCE HALL

Wood flooring flowing into dining room and kitchen, radiator, stairs to the left leading to first floor, doors to

LOUNGE

10'9" x 10'7"

Double glazed window to front, radiator, display fireplace alcove in chimney breast, original coving

SITTING/DINING ROOM

13'8" x 10'11"

Double glazed French doors to rear garden, vertical column radiator, opening into kitchen, under stairs storage

KITCHEN

10'4" x 6'3"

New wall and base units with work surface over, one and a half bowl sink with mixer tap over, fitted oven and induction hob (gas connection if needed) with extractor fan over, integrated dishwasher and washing machine, wall mounted combo boiler for heating, tiled splash backs, double glazed window to side and rear, Velux skylight over

STAIRS

Leading to first floor landing with doors to

BEDROOM ONE

13'6" x 10'11"

Double glazed window to front, wood flooring, radiator, built in storage cupboard

BEDROOM TWO

11'3" x 8'3"

Double glazed window to rear, wood flooring, radiator

BATHROOM

8'3" x 7'8"

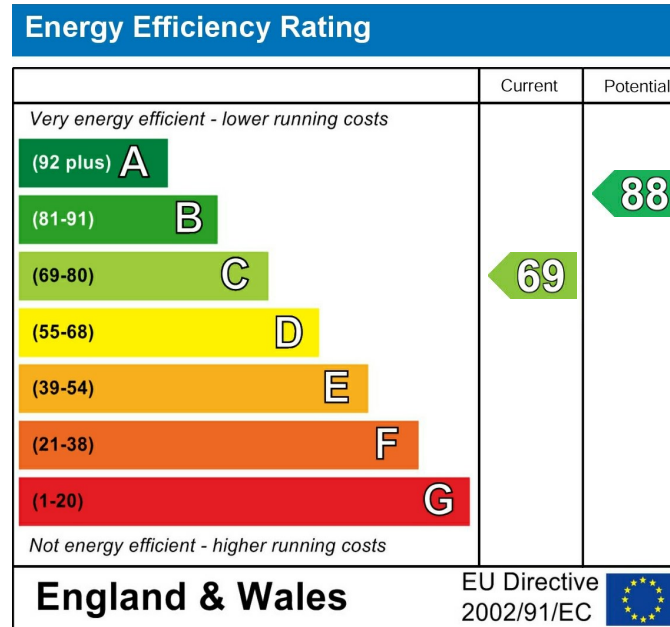
Three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls, chrome towel radiator, obscure glazed window to rear

GARDEN

South facing! New patio, flower beds for plants and vegetables, fencing with trellis, lawn, silver birch tree giving privacy, space for shed/storage unit

NB;

Planning permission has been granted for single story side return extension to the kitchen and downstairs WC



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.









