



HUNTERS[®]
HERE TO GET *you* THERE

6 Rene Road, Easton, Bristol, BS5 0LZ

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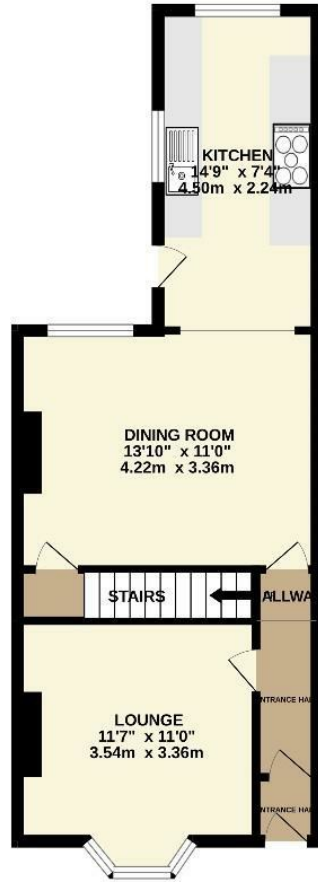
£347,900

****DOUBLE BAY BRIGHT & SPACIOUS HOME**** This lovely road is just footsteps away from all of Easton's cool and handy amenities including coffee shops and restaurants along with the train station and cycle path. Inside the property offers recent improvements and decor along with lots of natural light. The central sitting room sits in front of the lounge and opens onto a recently fitted quality kitchen with two windows and access to the South Facing Newly Paved garden! Upstairs are two generous double bedrooms leading to a spacious bathroom. All this with good heating system and recent damp repair/prevention. Please see new garden pics and get in touch to arrange a visit.

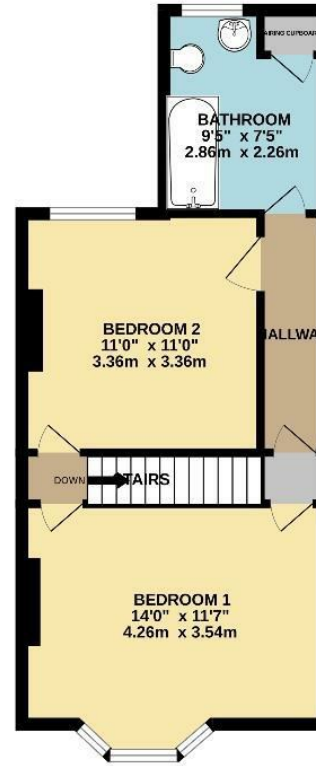
- Location is Key Here! Everything is on the Doorstep!
- Radical Roasters Round the Corner
- Underfloor Heating
- Double Bay Fronted & Lots of Natural Light
- Newly Paved South Facing Garden
- Two Large Double Bedrooms
- Upstairs Bathroom
- New Generous Kitchen
- Insulated Wood Flooring
- Good Condition Throughout

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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

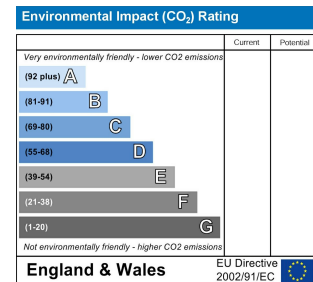
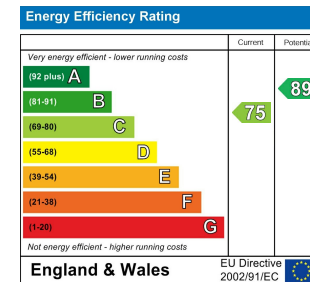


1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst 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.
Made with: Neopex 10/04



FRONT DOOR

Wood door opening into

ENTRANCE HALL

With Victorian archway with corbels, stairs to left leading to first floor and doors into

LOUNGE

11'7" x 11'

Double glazed bay window to front, Victorian coving, radiator

DINING ROOM

13'10" x 11'

Wood flooring, radiator, double glazed window to rear, opening into

KITCHEN

14'9" x 7'4"

Recently fitted wall and base units with work surface over, sink and drainer, space for range oven, washing machine and fridge freezer, double glazed window to rear and side, door to garden

STAIRS

Leading to first floor landing with loft access and doors to

BEDROOM ONE

14' x 11'7"

Double glazed bay window to front, radiator, door to

HALLWAY

Leading to bathroom and bedroom two

BEDROOM TWO

11'0" x 11'0"

Double glazed window to rear, radiator, doorway back to landing and stairs

BATHROOM

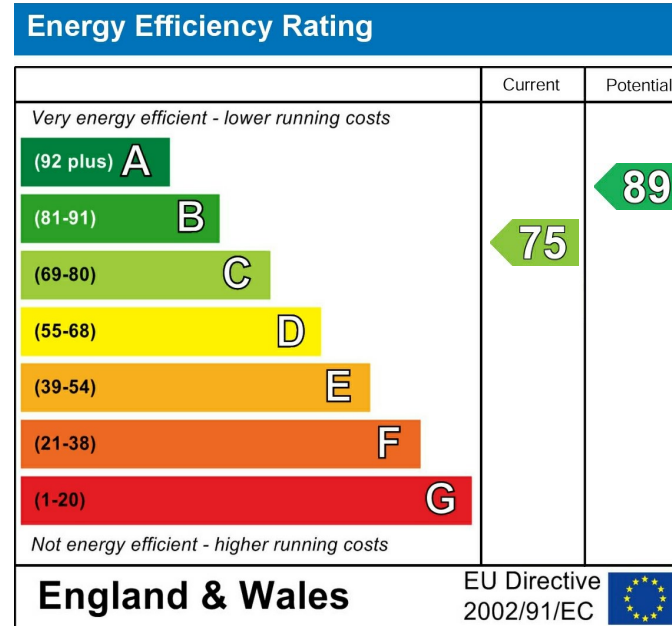
9'5" x 7'5"

Three piece white suite comprising wc, wash hand basin,

L shaped bath with shower over, glass shower screen tiled splash backs, cupboard housing combination boiler for heating, obscure glazed window to rear

GARDEN

South Facing L Shaped private walled garden with new drainage, patio and stone



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.









