



HUNTERS[®]

HERE TO GET *you* THERE

84 Robertson Road, Greenbank, Bristol, BS5 6JW

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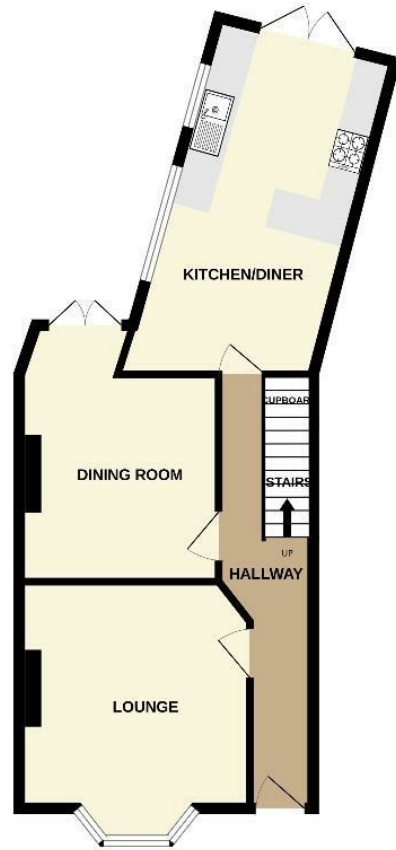
£475,000

****GRAND GREENBANK HOME!**** Look at the finish and presentation here! No improvements required and lots of character and charm retained throughout. Boasting wood flooring, wood burner, tiled hearths and flooring, stained glass, the list goes on....as well as being thoughtfully modernised and flooded with light. Three double bedrooms and upstairs bathroom. Downstairs are two generous reception rooms alongside a large kitchen diner opening onto a South Facing garden complete with bike/utility store and gated rear access. Popular road near green spaces and within Outstanding school catchment. Please make contact to come along and have a look.

- Wow! Look at the Finish & Character
- Fantastic Condition and Presentation
- Large Bright Rooms Throughout - 108 sqm
- Three Double Bedrooms & Upstairs Bathroom
- Wood Burner in Bay Fronted Lounge
- South Facing Garden with Rear Access
- Bike & Utility Store
- Quality Tiles & Wood Flooring
- Two Reception Rooms
- Large Kitchen Diner

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GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



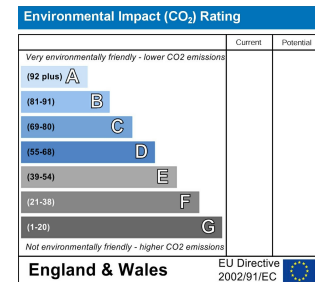
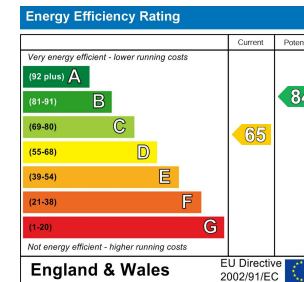
1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 Metreplan 6/2024



FRONT DOOR

Front garden with steps to tiled area leading to quality front door with stained glass window above. Opening into

ENTRANCE HALL

Original tiled flooring in entrance, wood flooring, stairs to first floor, under stairs storage, doors to

LOUNGE

13'1" x 11'8"

Double glazed sash windows to front, exposed brick fireplace housing wood burner, tiled hearth, inset wood beam over, wood shelving to alcove, radiator, Victorian ceiling coving, wood flooring

DINING ROOM

12'11" x 10'1"

Double glazed French doors to rear garden, cast iron fireplace with tiled hearth, wood storage and shelving to alcoves, radiator, wood flooring

KITCHEN DINER

18'0" x 14'0"

Grey gloss wall and base units with quartz work surface over, breakfast bar with space for stools, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, space under counter for dishwasher and washing machine, double glazed window to side, French doors to rear garden, tiled flooring, dining area with ample space for dining table and chairs, large double glazed window to side allowing lots of natural light in. Space for large fridge freezer

STAIRS

Leading to first floor landing with loft access and doors to

BATHROOM

8'8" x 8'3"

Three piece white suite comprising wc, wash hand basin,

bath with central tap, rainfall shower over and glass shower screen, tiled splash backs to shower and sink, Victorian style column radiator with towel rail, obscure glazed window to side

BEDROOM ONE

14'10" x 13'4"

Double glazed sash window beside bay window to front, soft quality carpet, built in wardrobes to alcove, mirror and radiator to chimney breast

BEDROOM TWO

10'5" x 10'1"

Double glazed sash window to rear, quality soft carpet, radiator

BEDROOM THREE

10'4" x 9'3"

Double glazed window to rear, radiator, quality soft carpet


GARDEN

South facing, low maintenance, mainly laid with sand stone patio, steps up to seating area, gate giving rear lane access. Utility/bike storage unit, outdoor tap.

STORAGE

Storage unit (can be removed if not required to create more garden space) otherwise ideal for bikes or appliances

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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.









