



HUNTERS®
HERE TO GET *you* THERE

29 Hinton Road, Greenbank, Bristol, BS5 6HA

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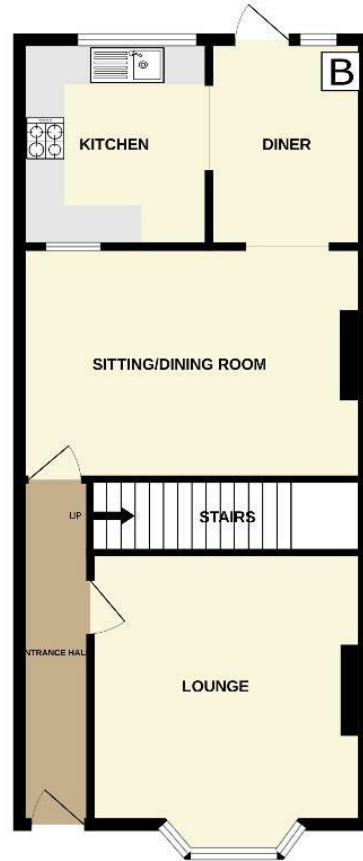
Offers In Excess Of £375,000

****A LOT MORE HERE THAN YOU EXPECT!!**** Large Garden with rear lane gated access and lots of space inside too! All this is complemented by the location sitting on a quiet road in popular Greenbank with eateries, amenities and transport links on the doorstep. Internally offering a large bright bay fronted lounge, central sitting dining room leading to a kitchen diner that opens onto the garden. Upstairs is a T shaped landing leading to three double bedrooms and a colourful generous bathroom. Everything is in good order here along with external insulation to the front and rear, but there is also room for improvements to add value.

- Deceptively Spacious!
- Three Double Bedrooms
- Large Garden
- Locked Rear Lane
- Popular Greenbank Road
- External Insulation
- Two Reception Rooms
- & Kitchen Diner
- Upstairs Bathroom
- Cool & Handy Amenities on the Doorstep

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GROUND FLOOR

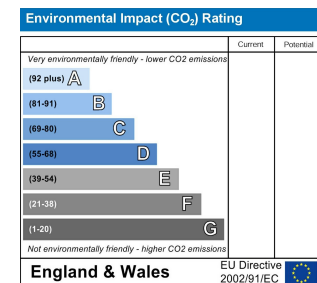
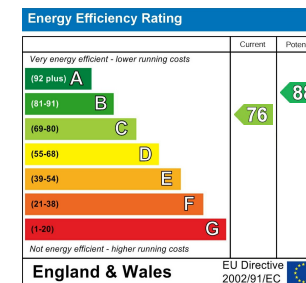


1ST FLOOR



3 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 here 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

Hooks for coats and bikes, space for shoes, wall mounted meters, radiator, stairs to the right leading to first floor, doors to

LOUNGE

13'7" x 12'8"
Double glazed bay window to front, radiator, built in storage and shelving to alcove

SITTING/DINING ROOM

16'1" x 10'10"
Radiator, internal window borrowing light from the kitchen, opening into

KITCHEN DINER

15'7" x 9'5"
Wall and base units with work surface over, stainless steel sink and drainer unit, tiled splash backs, fitted oven and hob, space for stand alone fridge freezer, double glazed window to rear, opening into dining area with space for table and chairs. Plumbing and power for washing machine and dishwasher, wall mounted combination boiler for heating (10 years old). Double glazed window and door to rear garden

STAIRS

Leading to first floor T-shaped landing with shelving and storage space to alcove, loft access and doors to

BATHROOM

12'2" x 5'2"
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, newly painted, radiator, obscure glazed window to rear

BEDROOM ONE

12'3" x 9'9"
Double glazed double window to front, radiator

BEDROOM TWO

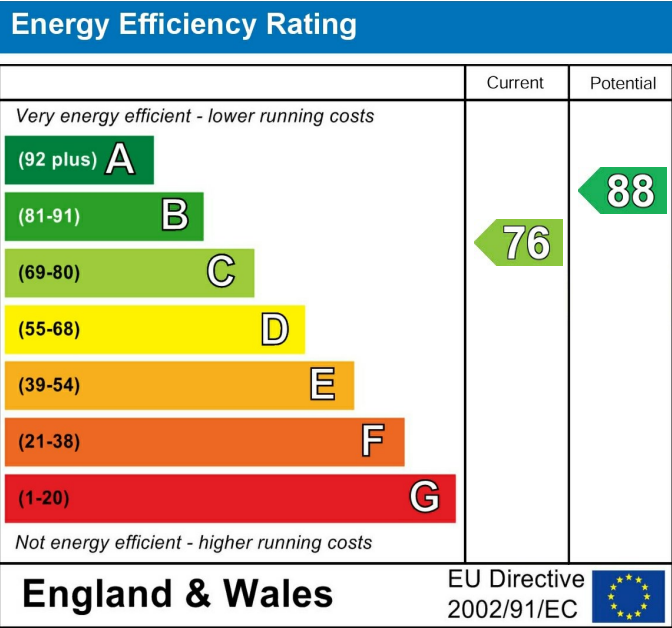
12'9" x 8'0"
Double glazed window to rear, radiator

BEDROOM THREE

9'10" x 7'6"
Double glazed window to rear, radiator

GARDEN

East facing generous garden with patio, lawn enclosed by fencing, space for shed, gate leading to locked rear lane giving bike access



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.









