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4 Greenbank Avenue West, Easton, Bristol, BS5 6ET

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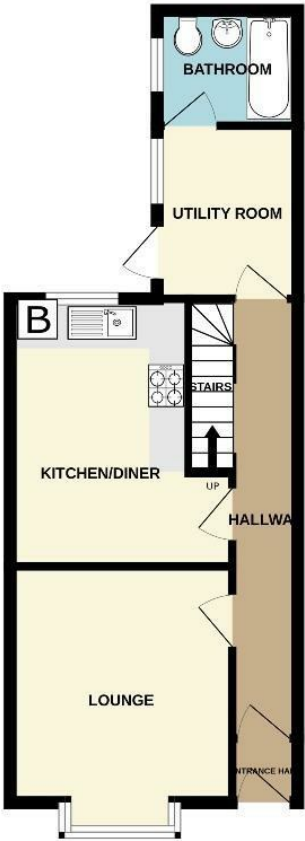
£350,000

****TWO BED WITH A LOFT ROOM!!**** South Facing Garden! This is a lovely project in a great spot! Please look at the space and potential in this home sitting behind St Marks Road with all the cool eateries on the doorstep beside the train station and cycle path. The ground floor offers a lounge, kitchen diner, utility room and bathroom. The first floor has two double bedrooms, the master is large and bright with wood flooring, the second floor provides a lovely loft room also with wood flooring ideal to be a home office or guest room complete with storage. Please get in touch to have a look around.

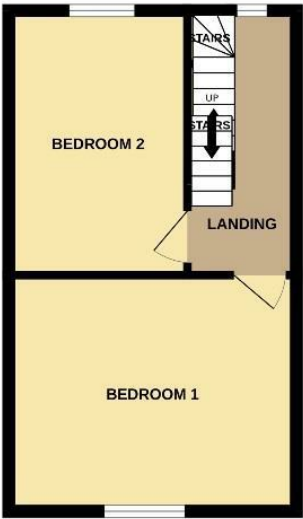
- Three Floors
- Two Double Bedrooms & Loft Room!
- South Facing Garden
- Popular Street
- Behind St Marks Road Amenities
- Kitchen Diner & Lounge
- Bathroom & Utility Room
- Potential to Add Value
- Worcester Combination Boiler
- Wood Flooring

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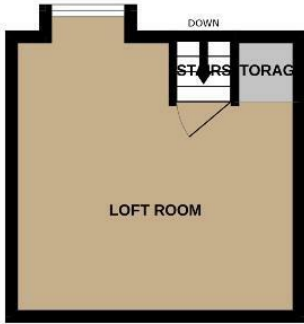
GROUND FLOOR



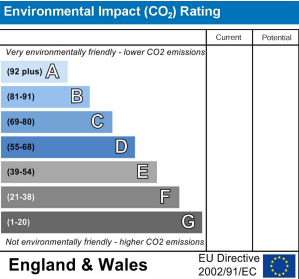
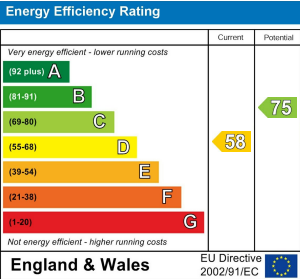
1ST FLOOR



2ND FLOOR



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.
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FRONT DOOR

Wood door leading into internal porch, wall mounted meters, door into

ENTRANCE HALL

Under stairs storage space, hooks for coats and space for shoes, stairs to first floor and doors into

LOUNGE

13'2" x 11'2"

Double glazed bay window to front, radiator, tiled fireplace

KITCHEN DINER

12'10" x 9'1"

Wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob, stainless steel splash back, space for fridge and washing machine, cupboard housing Worcester combination boiler for heating, double glazed window to rear looking onto garden. Space for table and chairs

UTILITY ROOM

6'10" x 5'11"

Power and plumbing for appliances (currently used as a storage area), double glazed window to side and door (with cat flap) to garden, door into

BATHROOM

6'11" x 5'2"

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

STAIRS

Leading to first floor landing with stairs to second floor, double glazed window to rear, doors to

BEDROOM ONE

14'4" x 10'9"

Double glazed window to front, radiator

BEDROOM TWO

12'9" x 8'10"

Double glazed window to rear, radiator

STAIRS

Leading to second floor with door into

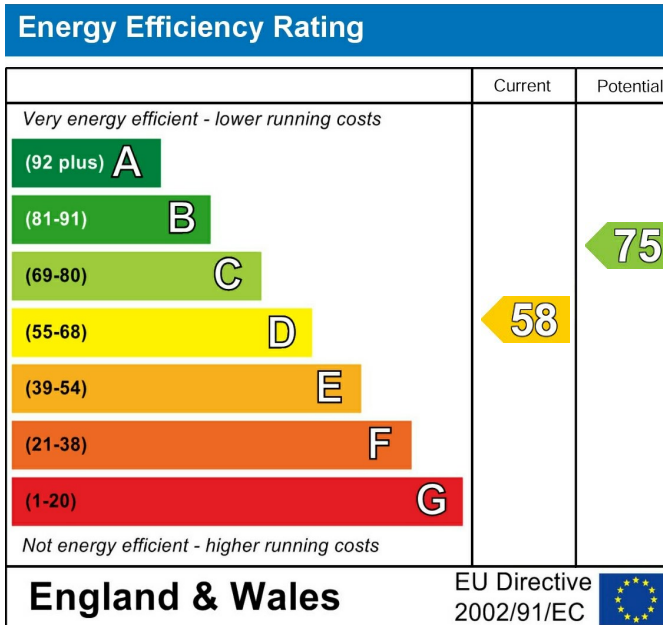
LOFT ROOM

12'9" x 11'9"

Double glazed window to dormer to rear, radiator, storage in the eaves

GARDEN

South facing sun trap garden with sheltered storage area beside house leading to lawn



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.









