



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

10 Belmont Street, Easton, Bristol, BS5 0NQ

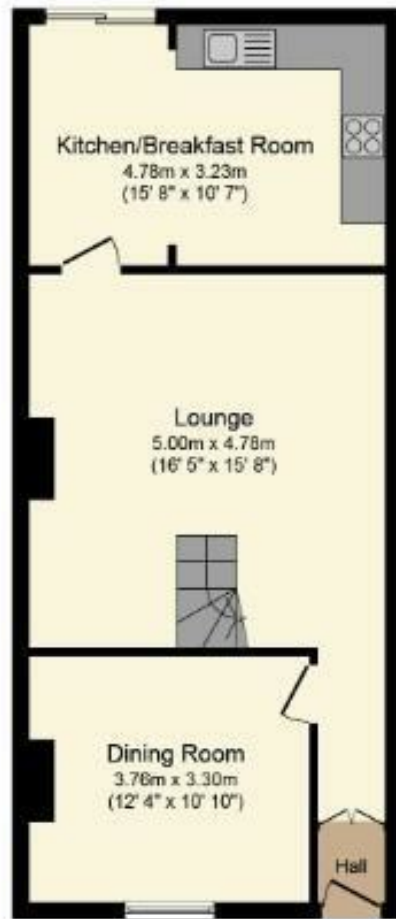
10 Belmont Street, Easton, Bristol, BS5 0NQ

£375,000

**\*\*DECEPTIVELY SPACIOUS\*\*** Situated in such a handy location on a no through road leading to the train station! Around the corner is St Marks Road with all its cool amenities and cycle path access on the doorstep. Inside you'll find a versatile central sitting room between the cosy lounge and the kitchen diner - opening onto a very private garden. Upstairs boasts three unexpected double bedrooms, fireplaces, wood flooring and the bathroom. Please come along and have a look.

- Three Double Bedrooms
- Kitchen Diner
- Very Private Garden
- Outdoor Storage
- Large Central Reception Room
- Wood Flooring
- Upstairs Bathroom
- Cosy Front Lounge
- Train Station Access at the end of the Road
- Easton Amenities on the Doorstep

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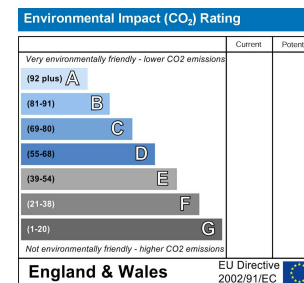
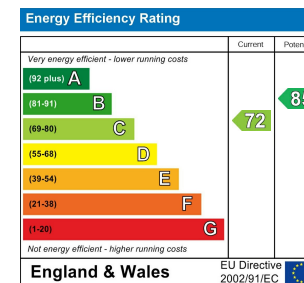


**Ground Floor**



**First Floor**

Total floor area 104.0 sq. m. (1,119 sq. ft.) approx



**FRONT DOOR**

Opening into internal porch, door into hallway leading to

**LOUNGE**

10'4" x 12'3"

Fireplace, double glazed window to front, radiator

**SITTING/DINING ROOM**

16'4" x 15'7"

Staircase leading to first floor, fireplace, radiator, doorway into

**KITCHEN DINER**

11'1" x 7'0"

Tiled floor, space for table and chairs, patio door to garden, breakfast bar, wall and base units with wood work surface over, sink and drainer, tiled splash backs, space for washing machine and oven, wall mounted combination boiler for heating

**STAIRS**

Dog leg staircase in the middle of the house leading to first floor landing with Velux sky light over, wood flooring flowing into bedrooms

**BEDROOM ONE**

12'10" x 16'0"

Double glazed window to front, radiator

**BEDROOM TWO**

12'9" x 9'4"

Double glazed window to rear, loft access, fireplace

**BEDROOM THREE**

10'4" x 7'9"

Double glazed window to rear, radiator

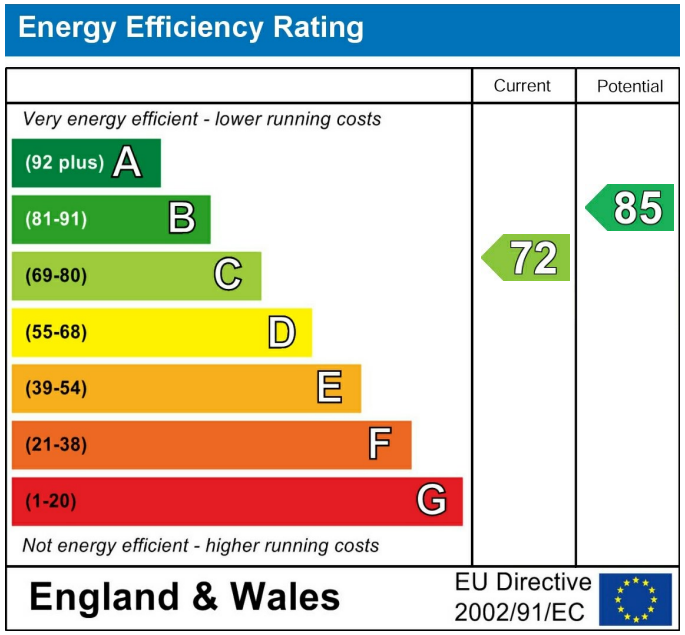
**BATHROOM**

6'7" x 6'3"

Three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls, tiled flooring, radiator

**GARDEN**

Lovely private garden, well established mature plants to flower beds, storage sheds



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.

