



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

60 Colston Road, Easton, Bristol, BS5 6AE

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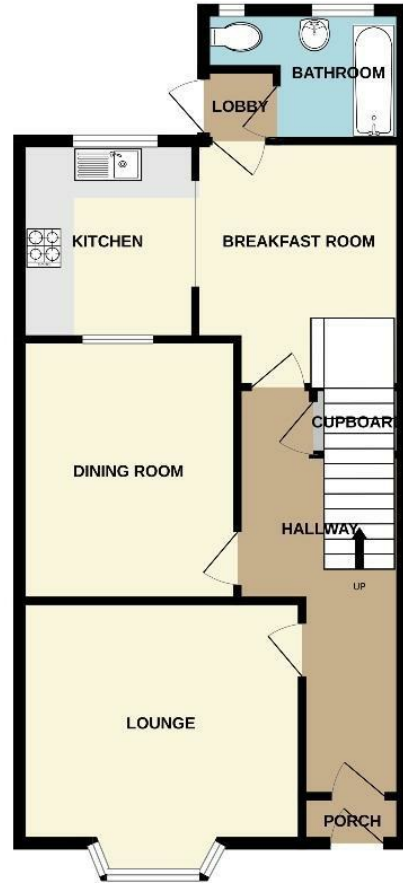
Offers In Excess Of £350,000

**\*\*CHAIN FREE - SOUTH FACING GARDEN!\*\*** This property has been refurbished! New flooring, painting and fitted blinds are just some of the benefits. Boasting two reception rooms and a kitchen diner! leading to the bathroom with new wc and access to the sun trap garden with a gate to a well kept shared locked lane. Upstairs are three bedrooms, the master is vast with lots of light flowing all the way through, more storage and a combination boiler for heating. Please make contact to arrange a viewing. This home sits in a popular road off of Chelsea Road meaning all eateries and transport links are nearby along with the cycle path at the end of the road!

- Popular Road
- Cycle Path Access At The End
- Spacious Terrace
- Newly Decorated
- New Flooring & New Fitted Oven
- Two Reception Rooms
- Kitchen Diner with Skylight
- South Facing Garden
- Rear Lane Access
- Huge Master Bedroom

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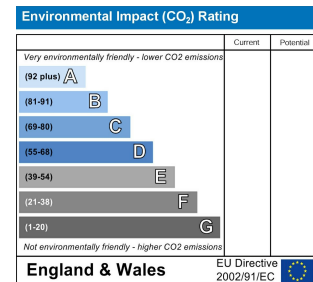
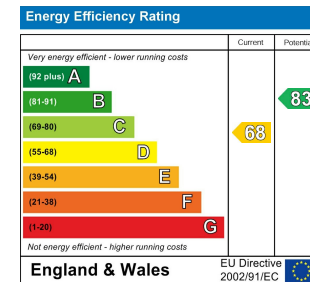
GROUND FLOOR



1ST 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.  
Made with Metagix G2024



**FRONT DOOR**

Walled and gated front garden providing space for plants and bins. Newly painted wood door opening into

**ENTRANCE HALL**

Internal porch with fitted doormat, door opening into hallway, wall mounted fuse box, radiator, stairs to first floor, under stairs storage cupboard and doors to

**LOUNGE**

13'1" x 11'9"  
Double glazed bay window to front with blinds, new carpet, period coving and ceiling rose, radiator

**DINING ROOM**

11'9" x 9'9"  
Radiator, new carpet, open hatch into

**KITCHEN DINER**

15'0" x 9'9"  
Tiled flooring, dining area with space for fridge freezer beneath stairs, radiator, opening into

KITCHEN: Wall and base units with work surface over, sink and drainer, tiled splash backs, new fitted oven and hob with extractor fan over, space for washing machine (appliances can be purchased if required), Velux skylight over, double glazed window to rear with fitted blind, door to

**LOBBY**

Tiled flooring, door to rear garden and door to

**BATHROOM**

8'0" x 6'2"  
Part tiled. three piece white suite comprising wash hand basin, bath with shower over, new wc, chrome towel radiator, obscure glazed window to rear with fitted blind

**STAIRS**

Leading to first flooring landing with new carpet into all rooms, loft access and doors to

**BEDROOM ONE**

15'1" x 11'1"  
Two double glazed windows to front, fireplace, built in cupboard, radiator

**BEDROOM TWO**

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


**BEDROOM THREE**

8'2" x 7'6"  
Double glazed window to rear, cupboard housing Worcester combination boiler for heating

**GARDEN**

Paved south facing garden enclosed by walls, flower beds, gate to rear lane shared with neighbours - locked gates at either end

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











