



**HUNTERS**<sup>®</sup>  
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24 Nicholas Road, Easton, Bristol, BS5 0LY

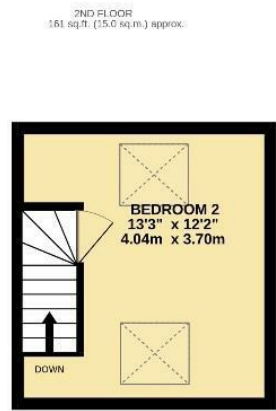
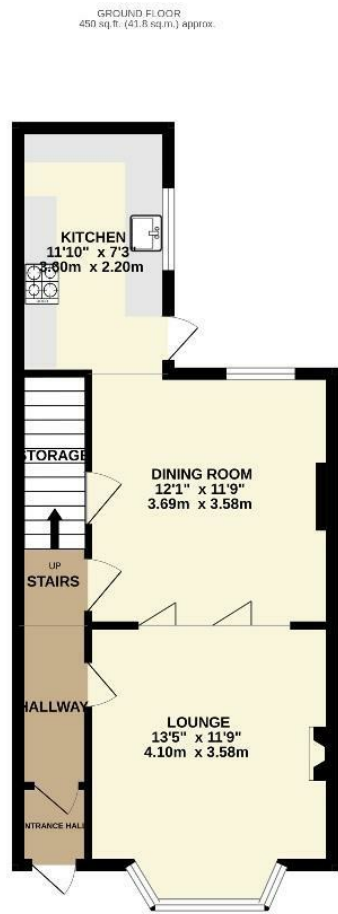
24 Nicholas Road, Easton, Bristol, BS5 0LY

£425,000

**\*\*NEWLY CONVERTED LOFT! THREE DOUBLE BEDROOMS!\*\*** Sitting in a quiet spot within walking distance of all the best bits of Easton. This home presents a characterful and contemporary finish whilst being cosy and spacious - starting with the large open plan diner into lounge that can be closed off boasting fireplace, wood beam support and built in storage - leading to the kitchen and sunny garden. The first floor has a stunning large four piece bathroom complete with roll top bath! Two double bedrooms and then the staircase to the large newly converted loft room. All situated in amongst a lovely community - this home is just right - please come along and have a look.

- New Loft Conversion
- Three Double Bedrooms
- Tons of Character
- Contemporary Stained Glass Windows
- West Facing High Wall Garden
- Unique Wood Beam Supports
- Built in Storage & Wood Work Surface
- Wood Flooring & Fireplaces
- Four Piece First Floor Bathroom
- Fantastic Order Throughout

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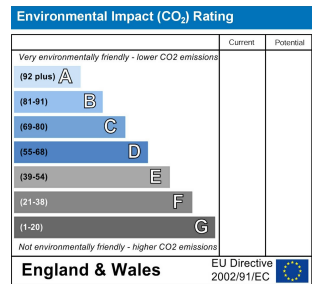
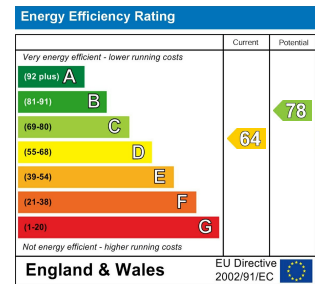


3 BED MID TERRACE

TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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.

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**FRONT DOOR**

Walled front garden providing bike and bin space, blue wood door opening into

**ENTRANCE HALL**

Stained glass window and internal door opening into hallway with radiator, wall mounted meters, stairs to first floor and doors to

**LOUNGE**

13'5" x 11'9"  
Double glazed bay window to front, radiator, period cast iron fireplace with tiles design, wood flooring, radiator, folding doors opening into

**DINING ROOM**

12'1" x 11'9"  
Double glazed window to rear, radiator, wood support beams, under stairs built in storage cupboards and drawers, alcove for appliance, opening and step down to

**KITCHEN**

11'10" x 7'3"  
Stainless steel drawer base units with solid wood work surface over, cream wall and base units, Belfast sink, fitted gas hob, double eye level built in oven, display cabinets, tiled splash backs, plinth heaters, double glazed window to side, tiled flooring

**STAIRS**

Exposed wood painted stairs leading to first floor landing with wood flooring, staircase to second floor and doors to

**BATHROOM**

11'10" x 7'3"  
Four piece white suite comprising claw foot roll top free standing bath, wc, wash hand basin, shower cubicle, tiled splash backs, towel radiator, obscure glazed window to rear

**BEDROOM ONE**

15'1" x 13'2"  
Double glazed bay window to front. Large bedroom with wood flooring, radiator

**BEDROOM THREE**

12'3" x 9'5"  
Double bedroom. Double glazed window to rear, wood flooring, radiator

**STAIRS**

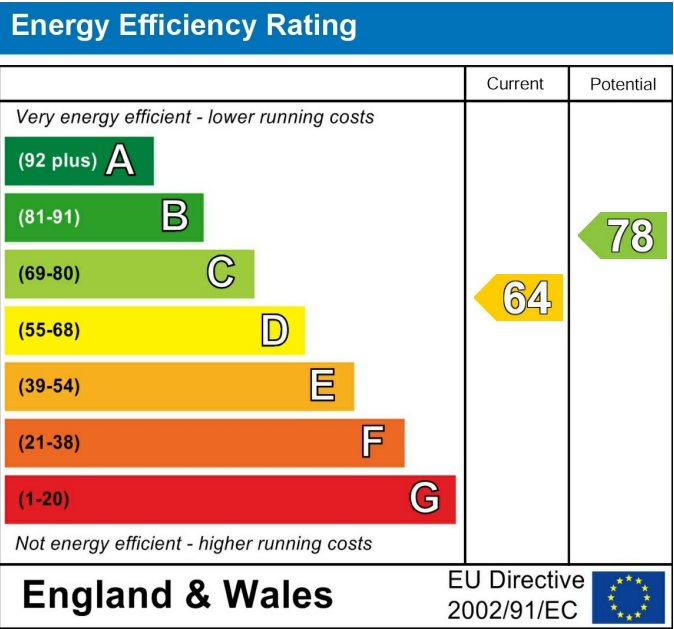
Wood painted staircase leading to second floor with door into

**LOFT BEDROOM TWO**

13'2" x 12'1" to beams  
Double bedroom currently used as a home office with storage space in the eaves, exposed beams, two Velux windows

**GARDEN**

West facing low maintenance patio garden with painted high walls for privacy



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.









