



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

35 Washington Avenue, Easton, Bristol, BS5 6BT

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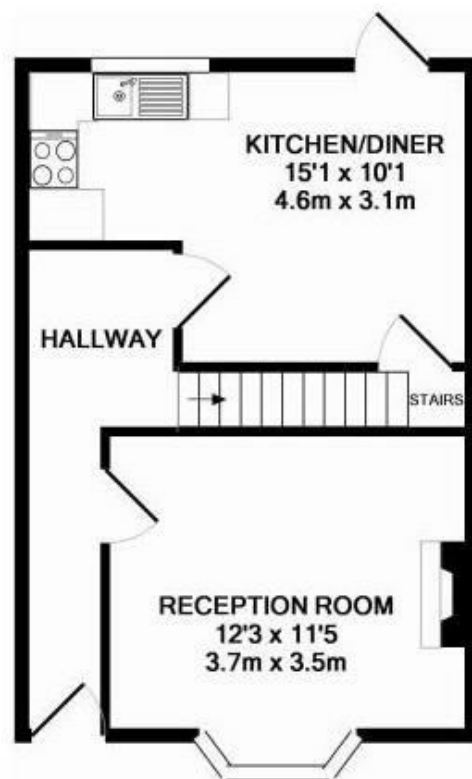
£360,000

**\*\*CHAIN FREE IN A LOVELY QUIET ROAD\*\*** In between Greenbank and Easton meaning all cool amenities and transport links are on the doorstep! This chain free home boasts a bay fronted cosy lounge and open plan kitchen diner to the back of the property opening onto a sunny low maintenance garden. Upstairs are two double bedrooms and a bathroom. This home boasts original features and character including wood flooring and fireplaces as well as the ability to add value putting your own stamp on it. Please come along to see this homely period terrace.

- Single bay red brick terrace house
- Open plan Kitchen dining room
- Two spacious bedrooms
- Airy light first floor bathroom
- Bay fronted lounge
- Central stair case
- Attractive rear garden
- Brick built storage out houses
- Period Features & Wood Flooring
- CHAIN FREE

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GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

**FRONT DOOR**

Walled front garden providing bin and bike space, door into

**ENTRANCE HALL**

Period style door with glass, cupboard housing utility meters, decorative archway, cornice, ceiling rose, picture rail, radiator and stairs to first floor.

**LOUNGE**

12'8" x 11'8"  
Double glazed bay window to front aspect, built in shelving, radiator, stripped wooden floor boards, chimney breast with a feature fireplace with facility for wood burner and slate hearth.

**KITCHEN AREA**

9'4" x 5'0"  
A range of matching wall and base units with roll edge work surfaces, stainless steel sink drainer unit with mixer tap, fitted gas hob and electric cooker point, tiled splash backs, tiled flooring, double glazed window to the rear aspect.

**DINING AREA**

12'6" x 9'5"  
Stripped floor boards, storage cupboard, double glazed uPVC French doors to rear garden, Worcester combination boiler

**STAIRS**

Leading to first floor landing with loft access and doors to

**BEDROOM ONE**

13'5" x 10'11"  
Double glazed windows to front aspect, painted floor boards, radiator and built in cupboard.

**BEDROOM TWO**

10'8" x 8'5"  
Double glazed window to rear aspect, internal window to

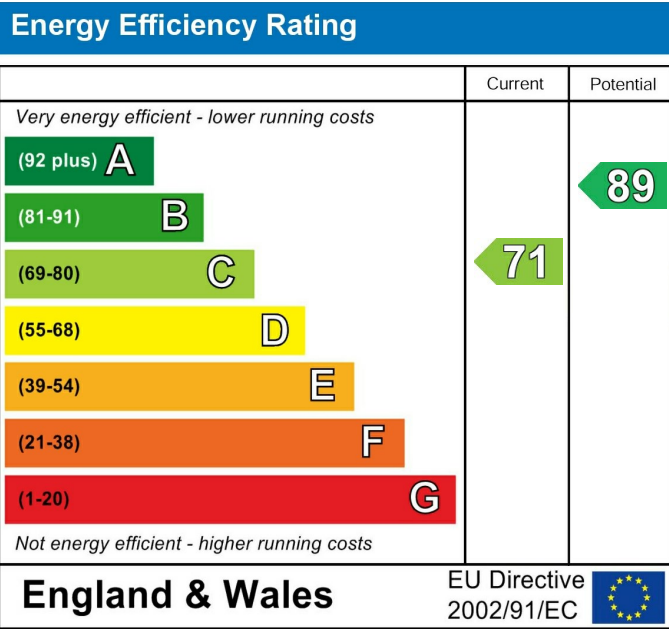
Landing, chimney breast, stripped and finished floor boards and radiator.

**BATHROOM**

12'5" x 6'9"  
Double glazed obscure window to rear aspect, wood style laminate flooring, half height tongue and groove wood paneling. A white suite of paneled bath with mixer shower over, pedestal wash hand basin, low level W.C, tiled splash backs and radiator.

**GARDEN**

enclosed by wall and fencing, mainly laid to shingle, tree and shrub borders with two brick built out houses.



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.





