



**HUNTERS®**  
HERE TO GET *you* THERE

36 Greenbank Road, Greenbank, Bristol, BS5 6EY

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£350,000

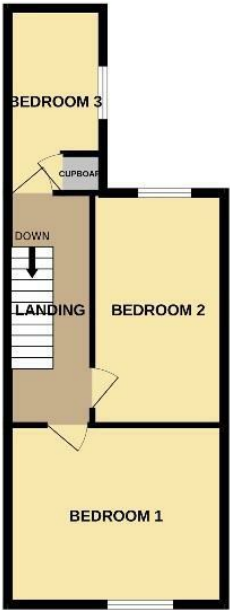
**\*\*LOOK AT THE GREENBANK LOCATION!!\*\*** Chain Free, Ready to Move Into & Upgrade - Complete with South Facing Garden! Green cemetery, whole food stores, cafe and local pub surrounding this home meaning all amenities are on your doorstep along with great transport links. Internally boasting more space than you'd expect with open plan living leading to long kitchen, bathroom and sunny garden. Upstairs are three generous bedrooms. The real bonus is the price and the potential, meaning you can add value putting your own stamp on it!

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GROUND FLOOR

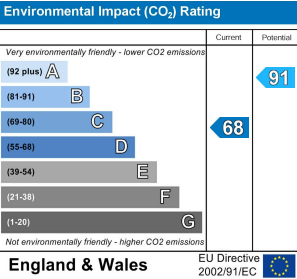
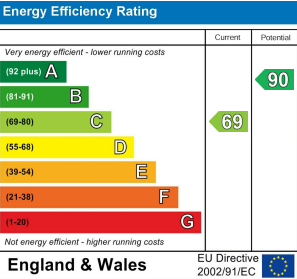


1ST FLOOR



3 BED TERRACE

While 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 herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL**

Set back from the pavement via a paved front garden the property is accessed via a UPVc combination door which leads onto a secondary porch.

**LOUNGE**

13'6" x 18'5"  
Double glazed window to front, radiator, stairs to first floor, door into

**DINING ROOM**

13'6" x 10'11"  
Double glazed window to rear, radiator, door into

**KITCHEN**

16'0" x 5'10"  
Elongated galley kitchen accessed via a wood panel door with veneer patterned worktops, multiple fitted storage units, space fro gas hob and extractor, splash back tiles, UPVc double glazing to the side aspect, spot lighting and electric sockets.

**UTILITY LOBBY**

Utility space and additional storage between the kitchen and bathroom. Door to rear garden and door to

**SHOWER ROOM**

6'2" x 5'10"  
Downstairs shower rom accessed via a wooden door with tiled floor, UPVc double glazing to the rear aspect, floor to ceiling splash back tiles, extractor fan, free standing shower, WC, sink, cupboard and wall mounted towel rail.

**BEDROOM ONE**

13'10" x 11'2"  
Double bedroom spanning the full width of the first floor accessed via a wooden door with wood-effect laminate floor, UPVc double glazing to the front aspect, wall mounted radiator, electric light and sockets.

**BEDROOM TWO**

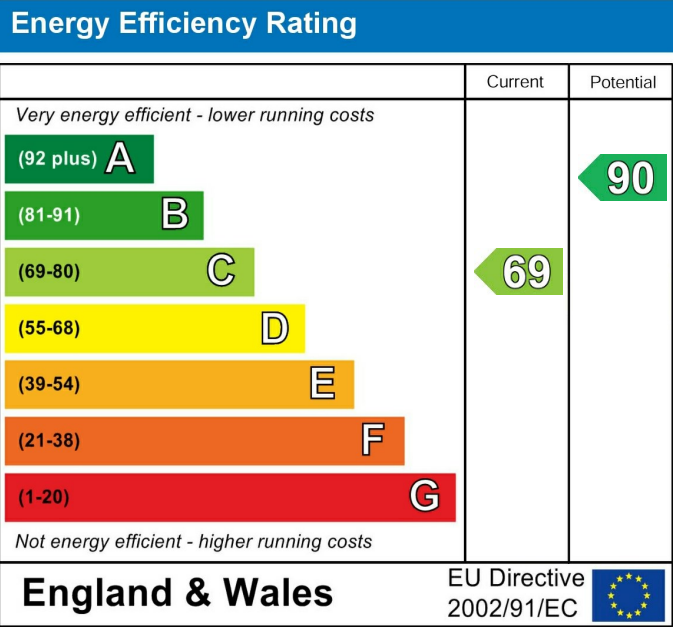
14'5" x 8'2"  
Double bedroom accessed via a wooden door with wood-effect laminate floor, UPVc double glazing to the rear aspect, wall mounted radiator, electric light and sockets.

**BEDROOM THREE**

11'5" x 5'10"  
Double bedroom accessed via a wooden door with wood-effect laminate floor, UPVc double glazing to the rear aspect, wall mounted radiator, electric light and sockets.

**GARDEN**

Sunny, south facing patio garden.



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.



















