



HUNTERS®
HERE TO GET *you* THERE

1 Cartledge Road, Easton, Bristol, BS5 6ES

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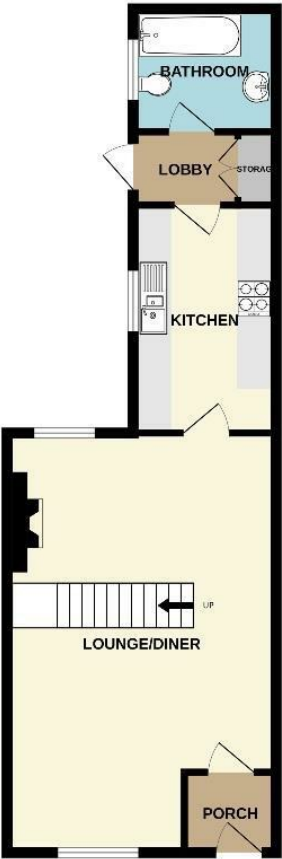
£275,000

****CHAIN FREE - QUIET CUL DE SAC**** There is so much potential to add value here - This bright spacious property sits in a lovely position just steps away from St Marks Road & Greenbank providing all the amenities including train station and cycle path, providing open plan lounge diner leading to the kitchen and bathroom. Upstairs are two large double bedrooms. Please note there is damp damage inside, the property has been priced to reflect that.

- **CHAIN FREE!**
- **So Much Potential!**
- **Add Value With Improvements**
- **Liveable Condition**
- **Clean & Tidy Property**
- **Some Damp to be Repaired**
- **Large Bright Rooms Throughout**
- **Lovely Location Between St Marks Road & Greenback**
- **So Many Cool Amenities & Handy Transport Links**
- **Quiet Cul De Sac Position**

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

GROUND FLOOR

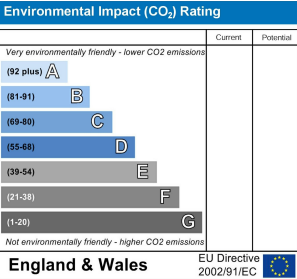
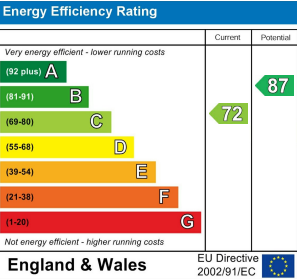


1ST FLOOR



2 BED END TERRACE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sizes, 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 Metropix 5/2025



FRONT DOOR

Front walled garden with space for bins & bikes, door opening into

PORCH

Hooks for coats, radiator, wall mounted cupboard housing meters, door into

LOUNGE DINER

21'1" x 13'3"
Window to front and rear, two radiators, stone surround fireplace, stairs running through the middle of the room leading to the first floor, door and step down to

KITCHEN

9'1" x 6'3"
Wall and base units with work surface over, one and half bowl sink and drainer, tiled walls, space for washing machine and oven, cupboard housing fridge freezer, window to side, door into

LOBBY

Between kitchen and bathroom with built in storage cupboard, door to back garden and door to

BATHROOM

5'11" x 4'6"
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled walls, wall mounted heater, window to side

STAIRS

Leading to first floor landing with loft access and doors to

BEDROOM ONE

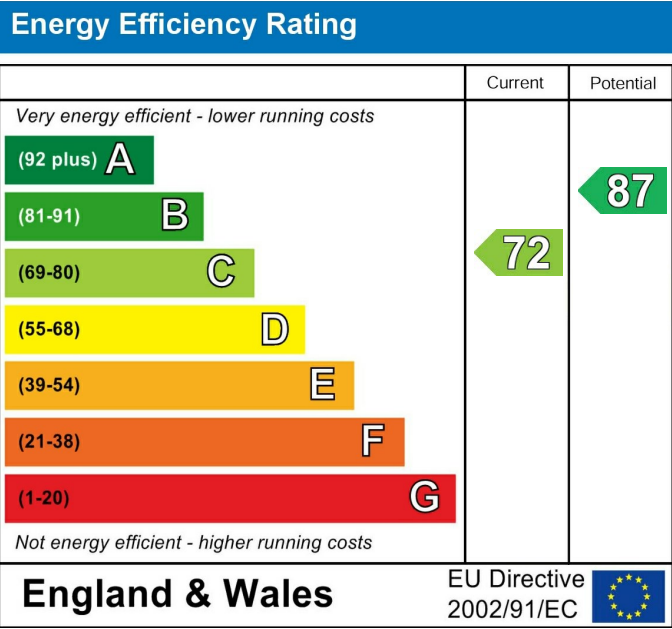
12'6" x 8'7"
Window to front, radiator, fitted wardrobes with sliding doors to one wall, fitted airing cupboard housing Valiant combination boiler for heating

BEDROOM TWO

11'7" x 9'1"
Window to rear, radiator, built in display cupboard, built in wardrobe over stairs

GARDEN

Paved, with two 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.









