



HUNTERS®

HERE TO GET *you* THERE

38 Battersea Road, Easton, Bristol, BS5 6AL

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£360,000

****LOOK AT THE LOCATION!**** South Facing with Park view to the rear and the cycle path access at the end of this no through road! All of Easton & Greenbank's handy amenities and transport links on the doorstep along with the amazing community vibe. Internally boasting the ideal layout with the large bathroom to the first floor along with two generous double bedrooms. Downstairs provides open plan bright lounge diner and separate kitchen. All in good live able order with potential to modernise to add value. This home is CHAIN FREE so please make contact to have a look around inside.

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GROUND FLOOR



1ST FLOOR



2 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

FRONT DOOR

Quality composite door opening into

ENTRANCE HALL

Radiator, wall mounted meters, stairs to first floor, under stairs storage space with power for appliances, doors to

LOUNGE

11'4" x 11'2"
Double glazed bay window to front, radiator, opening into

DINING ROOM

12'1" x 9'5"
Double glazed window to rear, radiator, fireplace

KITCHEN

12'2" x 7'3"
Wall and base units with work surface over, one and a half bowl sink and drainer with mixer tap over, space for washing machine and tumble dryer, double glazed window to side and door to garden

STAIRS

Leading to first floor landing with loft access, rear raised window, built in storage cupboard, doors to

BATHROOM

12'4" x 7'4"
Large walk in shower cubicle with glass screen and tiled walls, wc, wash hand basin, radiator, obscure glazed window to rear

BEDROOM ONE

14'10" x 11'4"
Double glazed window to front, radiator, fitted wardrobes

BEDROOM TWO

12'2" x 9'6"
Double glazed window to rear, radiator

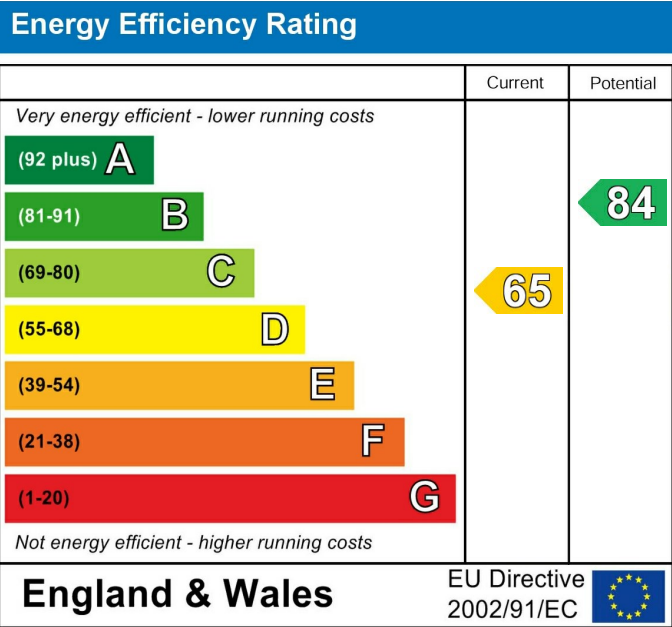
GARDEN

South facing requiring some maintenance and upkeep

but great space enclosed by wall overlooking the Park behind

STORAGE OUTHOUSE

Cupboard attached the house



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.







