



HUNTERS[®]
HERE TO GET *you* THERE

27 Hinton Road, Greenbank, Bristol, BS5 6HA

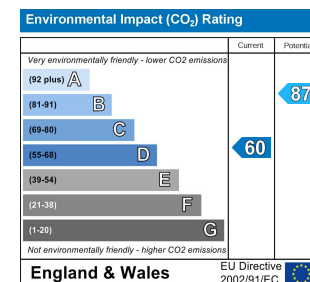
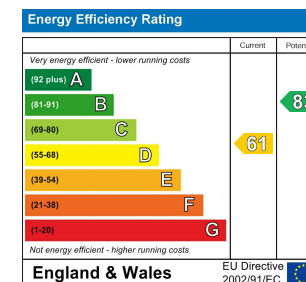
27 Hinton Road, Greenbank, Bristol, BS5 6HA

Offers In Excess Of £400,000

****LARGE SUNNY GARDEN & LOFT ROOM!**** Hunters Easton are proud to market this two bedroom with loft room mid terrace property, situated in the ever popular and most friendly Greenbank area. This gorgeous home comprises two bedrooms, a loft room, an upstairs bathroom, a kitchen diner, a living room as well as a lengthy garden. The locality of the property proves it well equipped with local amenities including a cafe and organic store on Greenbank road opposite the popular Greenbank pub where you will find most of your neighbours. Also local is the famous St Marks road, needless to say you shall be spoilt for choice on this great street! Please call or email to book in for a viewing.

- St Marks Road Amenities
- Greenbank Road Amenities
- Stapleton Road Train Station
- Rear Access
- Bay Frontage
- Loft room
- Two Bedrooms
- Upstairs Bathroom
- Kitchen diner

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



ENTRANCE HALL

Hardwood engineered flooring, wall-mounted radiator to side aspect, Property entrance via wooden panel door, fuse box and consumer unit to side aspect elevated.

LIVING ROOM

Carpeted flooring, bay frontage with double-glazed windows, coving along ceiling, feature fireplace to side aspect fitted in chimney breast, Wall-mounted radiator to side aspect, accessed via wooden panel door.

KITCHEN DINING ROOM

Double-glazed, French doors to rear aspect giving access to rear garden. Hardwood Engineered flooring, wooden table-tops, cupboards below, dual sink and drainer with dual hot & cold tap to rear aspect. Double-glazed window to rear aspect. Pantry to front aspect. Kitchen accessed via wooden panel/ glass door, more table-tops to side aspect with cooker and oven integrated and hood above. Partial tiling along walls to rear and side aspect. Wall mounted radiator to front aspect.

MASTER BEDROOM

Chimney breast to side aspect, four double-glazed windows to front aspect, integrated storage cupboard to rear aspect, original wooden floorboards. Accessed via wooden panel door, wall-mounted radiator to rear aspect.

BATHROOM

Contemporary style, ceramic toilet and sink to rear aspect, hot and cold tap over sink on pedestal. Wall-mounted radiator to side aspect. Back-to-wall bathtub to side aspect with splash-back tiles, shower screen and over head shower. Boiler stored in a fixed cupboard in corner. Double-glazed, opaque window to rear aspect. Accessed via wooden panel door.

BEDROOM

Carpeted flooring, double-glazed window to rear aspect,

wall-mounted radiator to side aspect. Low, integrated storage to front aspect, Bedroom accessed via wooden panel door.

LOFT ROOM

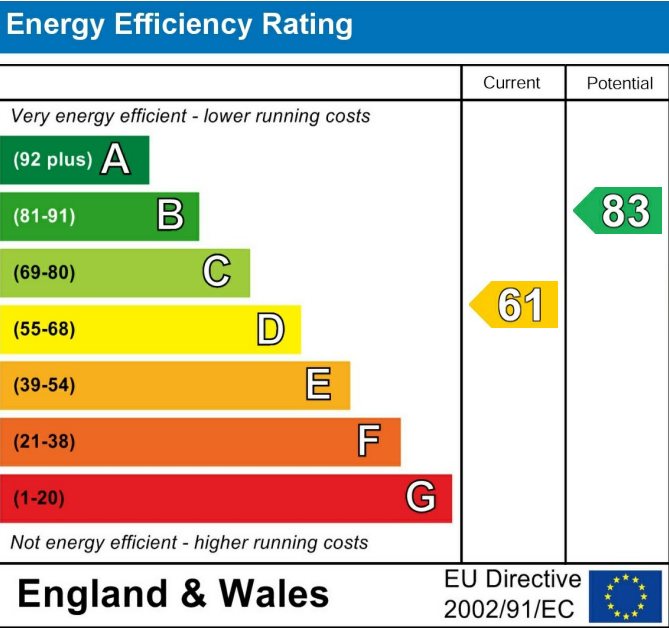
Carpeted staircase, wooden balustrade, carpeted flooring, wooden, timber beams exposed along front and rear aspect, double-glazed Velux window to front and rear aspect, wall-mounted radiator to side aspect. Low, integrated storage to front and rear aspect.

GARDEN.

Stone/concrete slabs on surface to rear aspect, red brick step separating slab tiles and compost beds on each side aspect, separated by a concrete slab pathway leading to rear aspect. Compost beds comprise multiple flowers and shrubbery. Hand built, wooden archway with vine weaving through to rear aspect. Rear access from lane, accessed by a locked gate from either Greenbank road or Co-operation road.

FRONT GARDEN

Gated entrance, concrete surface to bay and compost bed with shrubbery to front aspect with brick wall.



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.







