

# HUNTERS®

HERE TO GET *you* THERE



## Anstey Street

Easton, Bristol, BS5 6DG

£220,000



- Wow! Look at the Finish!
- Low Cost Living in Easton
- Low Running Costs Air Source Heat Pump High Spec Insulation
- Full New Build Warranty
- Quality Brand New Bathroom with Brushed Brass Fittings
- CHAIN FREE & Ready to Move Into!
- Ideal Location Near St Marks Road & Train Station
- Share of Freehold
- Brand New Kitchen with Integrated Appliances
- Secure Communal Garage with Bike Racks & Automated Roller Shutter

Tel: 0117 9522 939

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**\*\*SHARE OF THE FREEHOLD! SELF CONTAINED\*\*** This Chain Free property is situated in a quiet spot in the middle of Easton providing all the ideal amenities and transport links. It's a brand new conversion meaning it's ready to move into and comes with very low running costs due to it's eco friendly Air Source Heat Pump and low service charges. Complete with Builder Warranty and brand new fitted kitchen appliances. There's a handy outdoor store for bins and bikes too! Please get in touch to see all three available units here.

## FRONT DOOR

Self contained, new uPVC door opening into

## LOUNGE/DINER/KITCHEN

19'1" x 14'5" (5.84 x 4.41)

Large versatile space with ample room for lounge & dining furniture, radiator, wall mounted thermostat, wood effect quality laminate flooring.

KITCHEN: Brand new wall and base units with work surface and up stand splash back over, brand new fitted oven and hob, integrated fridge freezer, dishwasher and washing machine, double glazed window to side, two radiators in living area, extractor fan, down lights, doors to

## BEDROOM

10'10" x 9'4" (3.32 x 2.87)

Double bedroom with double glazed window to side, radiator, wood effect quality laminate flooring.

## BATHROOM

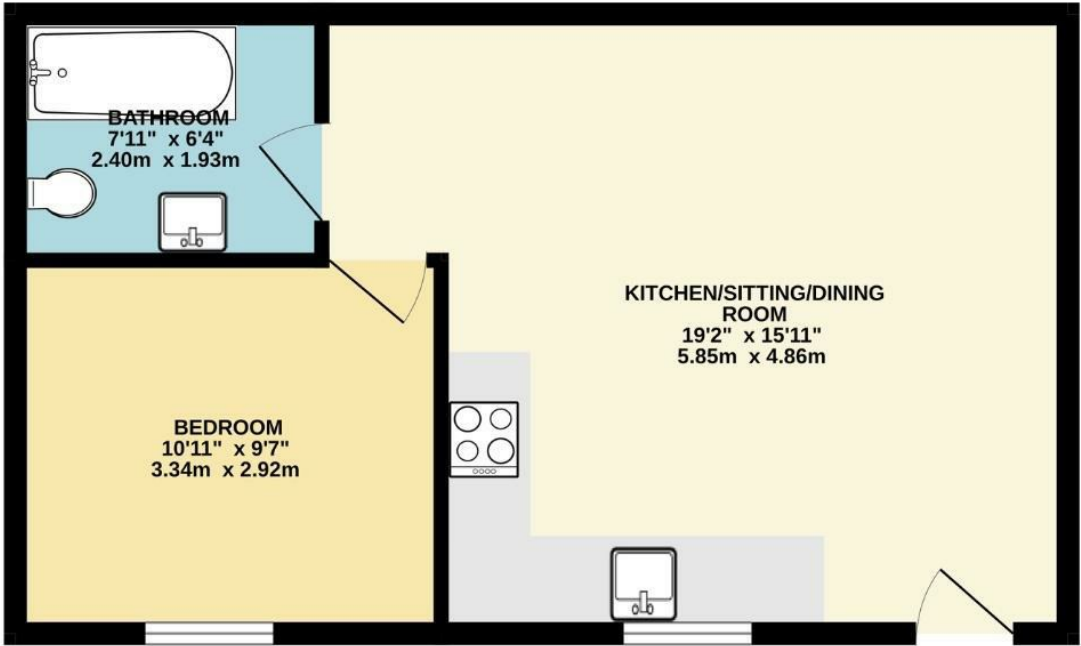
7'1" x 4'3" (2.17 x 1.32)

Fully tiled, three piece brand new suite comprising double head shower over L shaped bath, wc, wash hand basin, brushed brass large towel radiator, extractor fan

## OUTDOOR STORE

Electric remote controlled door to bin & bike store along with air source heat pumps for all apartments

Floorplan



1 BED GFF

TOTAL FLOOR AREA : 431 sq ft (40.1 sq m) approx

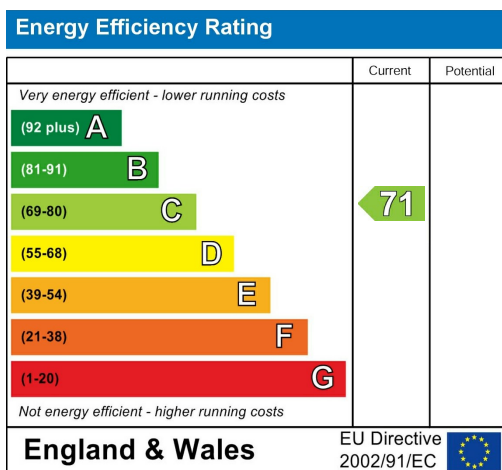








## Energy Efficiency Graph



## Viewing

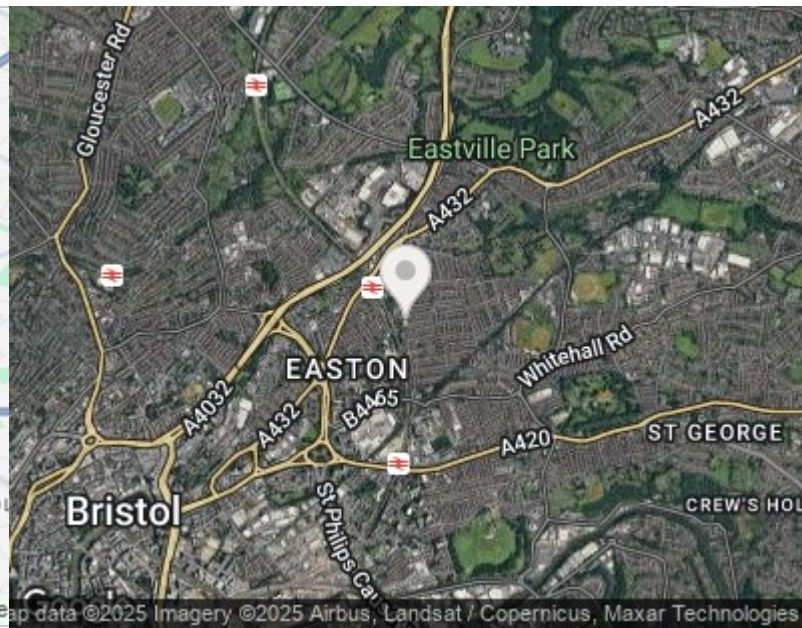
Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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