



HUNTERS®

HERE TO GET *you* THERE

9 Camelford Road, Greenbank, Bristol, BS5 6HW

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£300,000

****Restore This Beautiful Period Property Back To Its Former Glory!!**** Chain Free and ready for improvements, the wow factor is in the location - being that the Greenbank Cemetery is at the end of the road. The community in these peaceful streets is outstanding and sits minutes away from the fantastic amenities and transport links that Greenbank & Easton provide. The average house price is over £440,000 in this road! So you can imagine the potential here. The roof is new! You'll need to be prepared to install a new kitchen & bathroom, but the layout is just right. Please make contact to have a look inside and make an offer.

- Prime Location!
- New Roof!
- Chain Free
- Refurbishment Project - Add Value
- Two Reception Rooms
- Greenbank Cemetery at the end of Road
- New Kitchen & Bathroom Needed
- Characterful Coving
- Bay Fronted Spacious Home
- First Floor Large Bathroom

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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



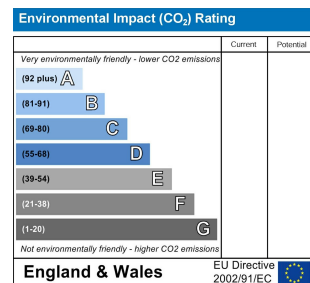
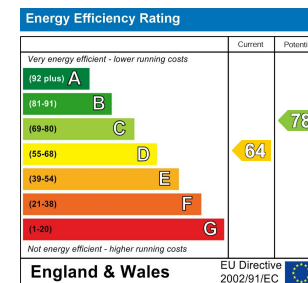
1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

While 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.
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FRONT DOOR

Victorian tiled path to uPVC door opening into internal porch with lovely original ceiling cornice, wood and glass door leading to...

ENTRANCE HALL

Wood flooring, radiator, corner cupboard housing electric meter, stairs to first floor, under stairs storage cupboard. doors to...

LOUNGE

12'4" x 10'11"

Double glazed bay window to front, radiator, gas fire, lovely ceiling coving in tact

DINING ROOM

10'11" x 9'9"

Original single glazed window and door to rear garden, radiator

KITCHEN BREAKFAST ROOM

11'4" x 9'6"

Double glazed window to rear, uPVC door to side leading to the garden, wall mounted Worcester boiler, base units with work surface over, sink and drainer, plumbing and space for washing machine, ample room for table and chairs or more storage furniture

STAIRS

Leading to first floor landing with loft access, built in storage cupboard and doors to...

BATHROOM

9'6" x 8'7"

Large room with double glazed window to rear, corner cupboard, wc, wash hand basin, bath

BEDROOM ONE

15'4" x 12'6"

Huge double bedroom across the width of the house. Double glazed bay & single window to front, radiator

BEDROOM TWO

10'11" x 9'10"

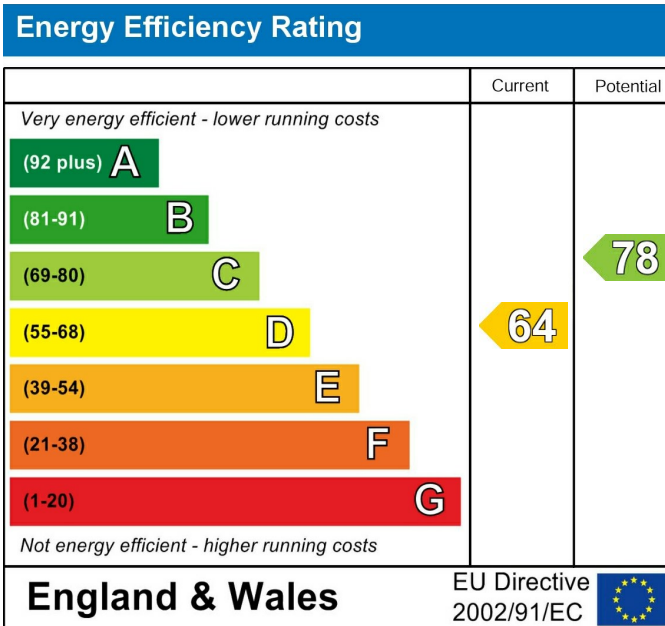
Double bedroom. Double glazed window to rear, radiator.

GARDEN

East Facing. Mainly hard standing, overgrown flower beds

NB:

Underpinning to rear and side walls of the kitchen were carried out in 2013 and signed off. Paperwork is available from the solicitors on offering.



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.





