



**HUNTERS®**

HERE TO GET *you* THERE

3 Lena Avenue, Easton, Bristol, BS5 6BY

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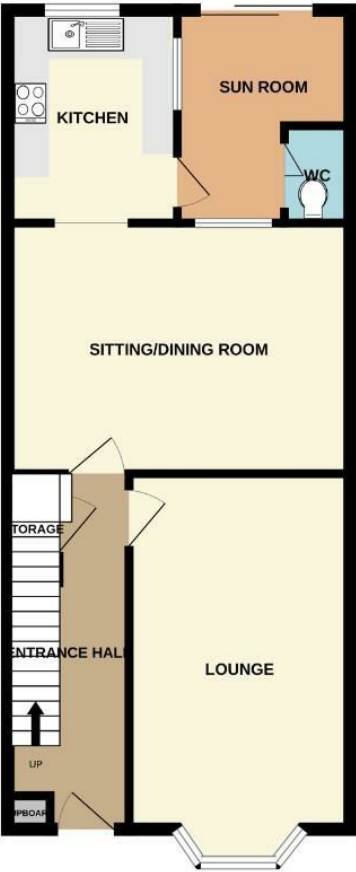
Offers In Excess Of £355,000

**\*\*Two Double Bedrooms & Home Office\*\*** Tucked away on a peaceful road yet just moments from Easton's vibrant amenities, this charming home offers both space and character. Step inside to find two welcoming reception rooms, perfect for relaxing or entertaining, along with a bright sunroom and convenient downstairs WC. The sunroom opens onto a delightful garden - a sunny haven with plenty of charm. Upstairs, you'll find a stylish bathroom, two generous double bedrooms, and a versatile study, ideal as a home office or cosy reading nook. All this with the added bonus of low running costs due to the solar panels! Please get in touch to have a look around.

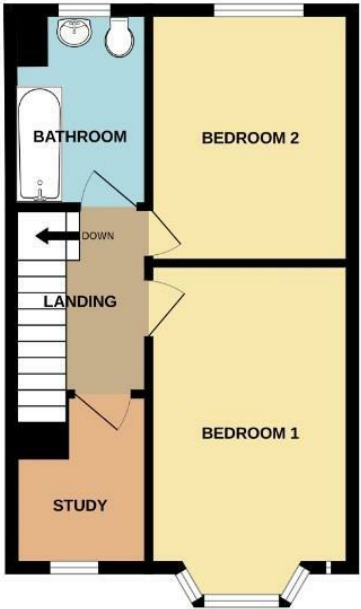
- Lovely Road
- Great Eateries Nearby
- Train Station & Cycle Path Close By
- Two Double Bedrooms & Study
- First Floor Bathroom
- Two Reception Rooms
- Sun Room & WC
- Sunny Pretty Garden
- Wood Flooring
- Solar Panels

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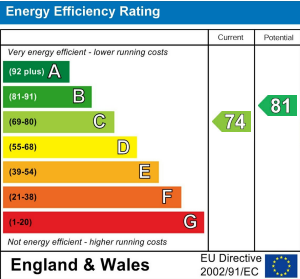
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 63025



**FRONT DOOR**

Front garden with space for bike store and plants, wooden door opening into

**ENTRANCE HALL**

Stairs leading to first floor with storage cupboard beneath and cupboard housing meters, radiator and door to

**LOUNGE**

14'6" x 9'3"  
Double glazed bay window to front, currently used as an office and guest room, radiator

**SITTING/DINING ROOM**

14'7" x 10'7"  
Lovely versatile room central to the house with space for lounge & dining furniture, wood flooring, radiator, double glazed window looking into sun room and garden, doorway into

**KITCHEN**

9'1" x 6'7"  
Cream wall and base units with black work surface over, sink and drainer, tiled splash backs, fitted ceramic electric hob, space beneath for oven currently housing fitted recycling bins, space for washing machine and fridge freezer, double glazed window to side and window to rear. door into

**SUN ROOM**

9'4" x 6'0"  
Seating/reading area, double glazed patio doors to garden and folding door into

**WC**

WC

**STAIRS**

Leading to first floor landing with loft access and doors to

**BATHROOM**

7'6" x 5'2"  
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled walls, radiator, obscure glazed window to rear

**BEDROOM ONE**

14'7" x 9'1"  
Double glazed bay window to front, radiator

**BEDROOM TWO**

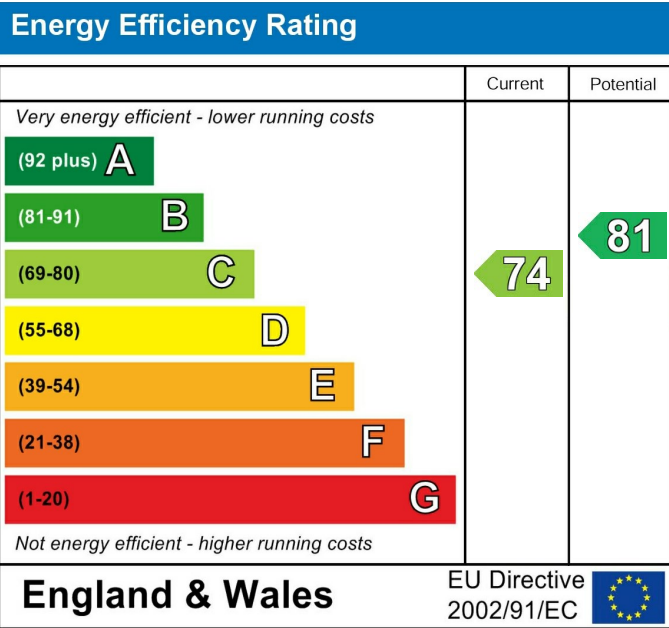
10'8" x 8'7"  
Double glazed window to rear, radiator

**STUDY**

7'7" x 4'10"  
Double glazed window to front, built in shelving over stairs

**GARDEN**

Pretty patio area currently housing rose climber and pots for plants and vegetable patch, shed, enclosed by fencing



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.







