

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chaplin Road

Easton, Bristol, BS5 0JU

£360,000



**\*\*BEST OF BOTH! A Period Property with a Modern Finish!\*\*** Excellent Condition - This home needs no improvements in our opinion. The real wow factor is the unexpected space and light inside. Two bright reception rooms lead to a huge Kitchen Breakfast room with ample dining space that leads to the sunny low maintenance garden. Upstairs is large bathroom, a double second bedroom and the huge master bedroom spanning the front of the house. All this is sitting in the heart of Easton with Stapleton Road amenities at one end and St Marks Road at the other with immediate train station and cycle path access. Please make contact to look inside.



FRONT DOOR

Traditional wood door, hedge enclosed front garden with space for bike and bins, leading into

ENTRANCE HALL

Engineered oak flooring flowing into dining room & kitchen, internal porch with stained glass wood door opening into hallway with radiator, stairs to first floor and doors to

LOUNGE 12'5" x 12'1" (3.8 x 3.7)

Large double glazed window to front lettings lots of light in, ceiling rose, coving, exposed brick fireplace, radiator

DINING ROOM 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to rear and ample room for dining, working or sitting furniture, radiator

KITCHEN BREAKFAST ROOM 21'11" x 7'6" (6.7 x 2.3)

Engineered oak flooring, wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splashbacks, space for washing machine and fridge freezer, boiler, double glazed window to side and rear and door to rear garden. Dining area provides ample space for table and chairs

STAIRS

Leading to first floor landing with doors to

BATHROOM 11'1" x 7'6" (3.4 x 2.3)

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, obscure glazed window to rear, radiator, cupboard storage

BEDROOM ONE 16'0" x 11'9" (4.9 x 3.6)

Large double glazed window to front, radiator, loft access

BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to rear, radiator

GARDEN

Patio to raised lawn area, flower beds enclosed by fencing

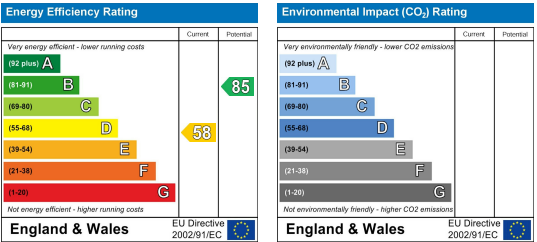
Area Map



Floor Plans



Energy Efficiency Graph



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.