



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 Washington Avenue, Bristol, BS5 6BT

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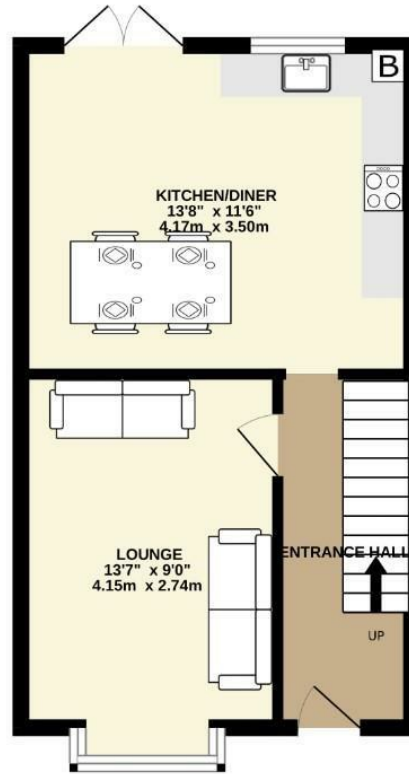
£375,000

"\*\*This lovely home really is just right!\*\* Tucked away on a quiet road just a short walk from a park, hair salon, and the welcoming Greenbank pub, this property offers the perfect blend of community and convenience. Just moments from the cafés, independent shops and train station on St Marks Road, this home also enjoys easy access to the cycle path, with a convenient bike shelter in the front garden. Internally the desirable layout is perfect - the recently upgraded large kitchen diner opens onto the generous garden via French doors and the bay-fronted lounge is bright and sunny. Upstairs, both bedrooms show off charming feature fireplaces that add real character, alongside a well-presented bathroom. All you need to do is bring your furniture! Please get in touch to have a look inside.

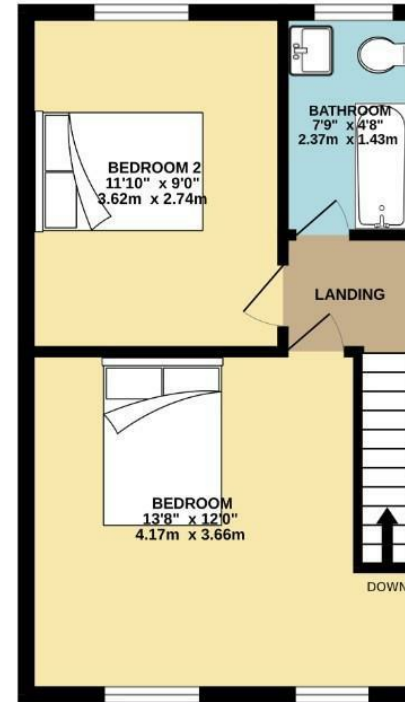
- Fantastic Condition Throughout
- Generous Garden & Bike Store
- 72 Square Meters - On a Quiet Road
- Countless Handy Amenities Close By
- Large Recently Upgraded Kitchen Diner
- French Doors to Garden
- Exposed Brick Chimney Breasts
- First Floor Bathroom
- Huge Sunny Master Bedroom
- Bright Bay Fronted Lounge

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

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



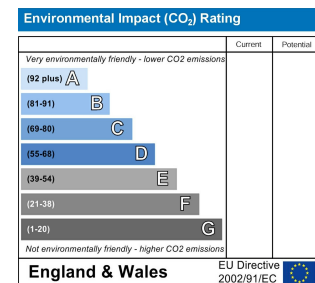
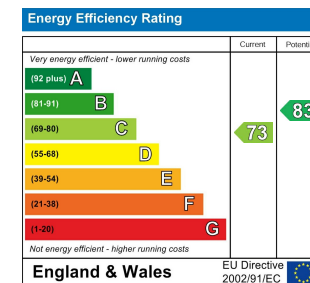
1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



2 BED TERRACE

TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

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.  
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### FRONT DOOR

uPVC door with obscure glass opening into

### ENTRANCE HALL

Stairs leading to first floor, wall mounted cupboards housing meters, doors to...

### LOUNGE

13'6" x 8'11"

Double glazed bay window to front, radiator, exposed brick fireplace

### KITCHEN DINER

13'8" x 11'5"

Recent blue wall and base units with work surface over, fitted eye level double oven, electric hob, sink and drainer, bespoke colourful tiled splash backs, integrated washing machine and dishwasher, storage units built neatly around space for fridge freezer, cupboard housing combination boiler for heating, ample dining space for table and chairs, double glazed window to rear, double glazed French doors opening onto the garden

### STAIRS

Leading to first floor landing with loft access and doors to...

### BATHROOM

Recently upgraded - Three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with Victorian style double head shower over, glass screen, waterproof tile effect splash backs, towel radiator

### BEDROOM ONE

11'9" x 12'0"

Two double glazed windows to front making this a naturally bright room, alcove for clothe storage above the stairs, exposed brick chimney breast with period fireplace, radiator

### BEDROOM TWO

11'9" x 8'11"

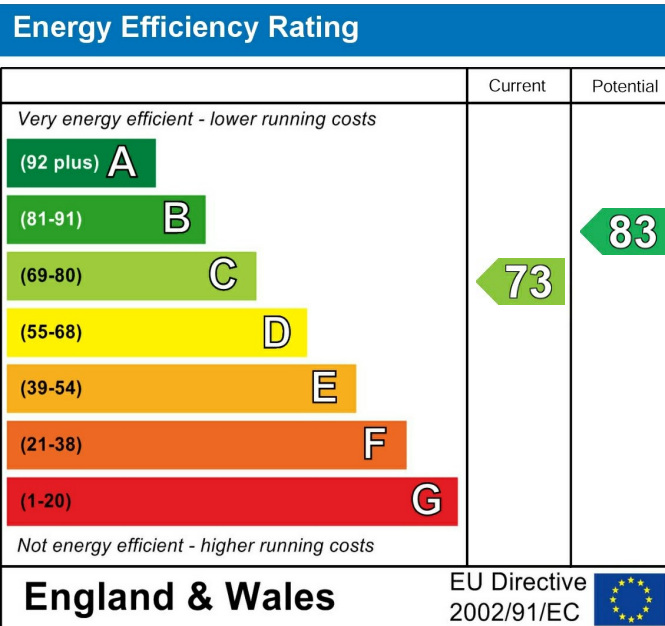
Double glazed window to rear, Double bedroom, currently also used as a home office, exposed brick chimney breast

### BACK GARDEN

Sand stone patio seating area with space for shed, lawn, raised flower beds, decked seating area, enclosed by walls

### FRONT GARDEN

Space for bins and wood bike store, enclosed by 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.







