



HUNTERS[®]
HERE TO GET *you* THERE

29 Felix Road, Easton, Bristol, BS5 0JP

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£350,000

****Look at the Generous Garden & Potential for Parking!**** Sitting beside a green, a park and adventure playground - this is lovely spot to be in with no neighbourly properties overlooking you. Right between two streets of amenities in Easton as well as quick Central Bristol access. Inside this charming home has an ideal layout with cosy lounge to the front, central sitting dining room opening onto the kitchen leading to the sunny, larger than average garden complete with double gates for vehicles and bikes. Upstairs are two double bedrooms and a bathroom all finished with period character including wood flooring and fireplaces. Please make contact to have a look inside, there is potential here to make improvements to add value.

- End Terrace Beside A Green & Park
- Generous Sunny Garden
- Double Gates for Vehicle Access & Side Gate
- Two Reception Rooms
- Wood Flooring & Fireplaces
- Two Double Bedrooms & Upstairs Bathroom
- 85 Square Meters
- Potential to Improve to Add Value
- Ideal Location Between Stapleton Road & St Marks Road
- Great Transport Links & Central Bristol Access

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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Front Door

Front garden space for bins, plants and bikes, wood door opening into...

Entrance Hall

Internal porch with wood and stained glass door opening into hallway, with wall mounted meters, radiator, stairs to the left leading to first floor, doors to rooms..

Lounge

12'11" x 12'0" max

Double glazed bay window to front, coving & ceiling rose, radiator, period fireplace with tiled hearth

Dining Room

14'0" x 10'11"

Double glazed window to rear, radiator, fireplace (currently housing a wood burner), opening into

Kitchen

12'11" x 4'11"

Wall and base units with work surface over, sink and drainer, fitted oven and gas hob with extractor fan over, space for washing machine, tiled flooring, door to rear garden, double glazed window to side

Stairs

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

Bedroom One

14'11" x 12'11"

Large double bedroom across the width of the front of the house, double glazed window to front, original wood floorboards, radiator, loft access

Bedroom Two

12'11" x 10'0"

Double bedroom with wood flooring, radiator, double glazed window to rear overlooking the garden

Bathroom

8'11" x 6'0"

Three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls, double glazed window to rear, radiator, tiled flooring

Garden

Large sunny garden running to the side and rear of the property with double wood gates to the end, mature plants and trees, flower beds and vegetable patches, decked seating area and side gate giving access to the front of the property

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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.









