



HUNTERS[®]

HERE TO GET *you* THERE

5 Westbourne Road, Easton, Bristol, BS5 0RP

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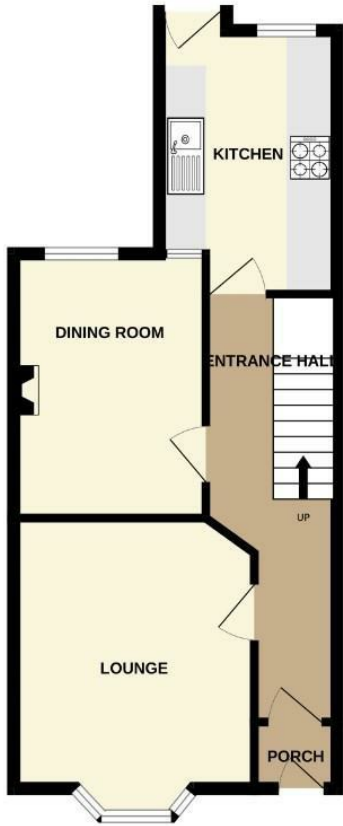
£350,000

****Attractive Building. Where Period Charm Meets Modern Comfort**** From the moment you arrive, Cliff House stands out with its stunning stonework and classic detailing, full of the character Bristol homes are known for. Inside, two bright and welcoming reception rooms offer flexibility for modern living, complemented by a kitchen with plenty of storage that opens onto a sunlit, low-maintenance garden, perfect for relaxing or entertaining. Upstairs, two spacious double bedrooms and a four-piece bathroom provide comfort and practicality, with generous built-in storage and a vast loft offering room to grow. Thoughtful insulation keeps the home cosy and quiet year-round, saving on energy costs too. Sitting on a peaceful street with a shop just moments away and the vibrant cafés and eateries of St Mark's Road nearby, this location combines convenience with community. Excellent transport links and cycle paths make getting to Central Bristol a breeze. Immaculately maintained and ready to move straight into – come and see why Cliff House feels like home.

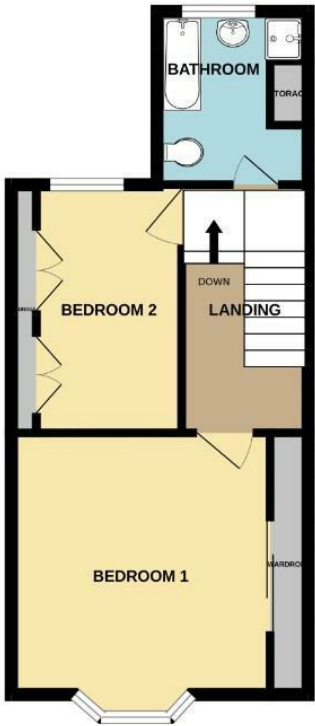
- Attractive Charming Property
- Ornate Period Stone Work to Double Bay
- Quiet Convenient Road
- Steps Away from Amenities
- Easy Central Bristol & M32 Access
- Four Piece First Floor Bathroom
- Two Reception Rooms
- Wood Flooring
- So Well Insulated
- Fantastic Condition - So Well Kept

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GROUND FLOOR



1ST FLOOR



2 BED MID TERRACE

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 floorplan 5.0.0.0

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Front Door

Tiled front garden, climbing plants around wood door with stained glass above opening into internal porch with hooks for coats and door into...

Entrance Hall

Two radiators, cupboard housing wall mounted meters, dado rail, stairs to first floor, under stairs storage space including room for tumble dryer, doors to...

Lounge

12'8" x 10'9"
Double glazed bay window to front, four small radiators to bay, built in storage

Dining Room

11'1" x 8'7"
Double glazed window to rear, hatch window to kitchen, radiator, fireplace (housing back boiler), tiled hearth, wood flooring, picture rail

Kitchen

12'7" x 7'11"
Wall and base units with ample storage space and work surface over, sink and drainer, tiled splash backs, space for oven and three under counter appliances, double glazed window to rear, radiator

Stairs

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

Bathroom

7'9" x 6'9"
Fully tiled walls. Four piece white suite comprising wc, wash hand basin, shower cubicle and bath, built in storage, heated airing cupboard, radiator, double glazed window to rear

Bedroom One

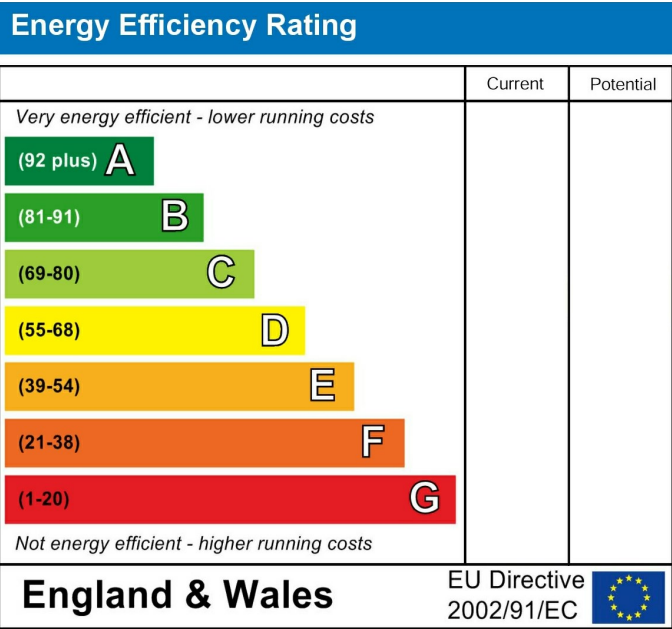
13'3" x 13'1"
Spanning the width of the house. Double glazed bay window to front, radiator, built in storage

Bedroom Two

11'6" x 7'8"
Double bedroom. Double glazed window to rear, built in storage

Garden

Hard standing, brick built shed, original tiles, flower beds with mature plants and climbers



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.









