



## Easton Road, Easton, Bristol, BS5 0EG

Spacious end terrace | Two double bedrooms | No onward chain | Stripped wooden floors  
South/west facing patio | UPVc double glazing | Elevated position | Bristol to Bath cycle path

**Guide Price: £315,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Easton Road

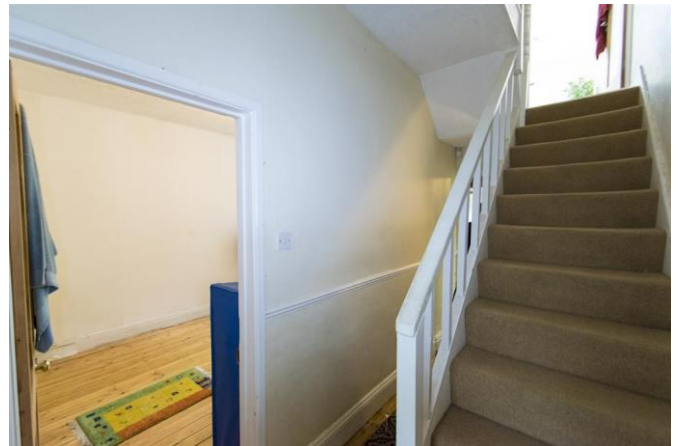
## Easton, Bristol, BS5 0EG

OPEN DAY SATURDAY 16th JUNE 1pm to 2.30pm BY APPOINTMENT ONLY. An imposing Victorian style end of terrace home in a unique elevated position situated close to the Bristol to Bath cycle path and local amenities. Arranged over two floors the property has broad, spacious rooms throughout with a lounge, dining room kitchen and utility area downstairs along with two double bedrooms and a white suite bathroom on the first floor. Further benefits include wooden floors, a sunny patio arden, gas central heating and the scope to extend with the necessary planning permissions. A unique property and a wonderful opportunity.



**Tel:0117 952 2939**

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**VIEWING ARRANGEMENTS** By appointment with Hunters:  
72 St Marks Road, Easton, Bristol, BS5 6JH

## OPENING HOURS

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5pm  
Sunday: Closed

**Energy Efficiency Rating**

Generation Method	Current	Potential
100% efficient - zero saving cost		
90-100% (A)		
80-90% (B)		
70-80% (C)		
60-70% (D)		
50-60% (E)		
40-50% (F)		
30-40% (G)	56	56

Not energy efficient - higher saving cost

EU Directive 2012/27/EU

**Environmental Impact (CO<sub>2</sub>) Rating**

Generation Method	Current	Potential
100% zero-emission (zero CO <sub>2</sub> emissions)		
90-100% (A)		
80-90% (B)		
70-80% (C)		
60-70% (D)		
50-60% (E)		
40-50% (F)	48	48
30-40% (G)		

Not energy efficient - higher CO<sub>2</sub> emissions

EU Directive 2012/27/EU

**England & Wales**

**England & Wales**



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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### 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.

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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.

