





## Property Description

Nestled into the Easton community is this beautifully presented three/four-bedroom mid terrace Victorian home. Lovingly cared and extended by its current owners, this is a must see!

The accommodation comprises; entrance hall, lounge/bedroom, fitted kitchen / dining area, utility room, WC, three bedrooms and bathroom! Complete with a south-facing garden and solar panels!

Brenner Street is a classic quiet Victorian terraced street offering nicely proportioned houses within this vibrant residential area of the city. Easton is renowned for its distinctive character and community spirit and boasts a host of local amenities, attractions and community events that draw many visitors from outside the area. The area is also well connected to the city centre and beyond by bike, road, and train. The M32 and the A431 to Bath are both easily accessible. The area is also home to several of Bristol's finest independent shops and eateries, hugely popular with locals and visitors alike. Situated along St Marks Road are Bristol Sweet Mart, No 12 Café, Thali Café, and East Bristol Bakery. Also close by are The Greenbank pub, Matter Wholefoods and many more. The property is a ten-minute walk away from Whitehall Primary School which is consistently rated 'outstanding' by Ofsted. Also close by are Easton Leisure Centre, Easton Cowboys and Cowgirls Sports Club and the Bristol Hawks Gymnastics Club. The area offers a surprising wealth of green spaces including the Bristol to Bath Cycle

Path.

## Entrance

Enter via uPVC front door with inset window light and window light above to hallway. Raised gas meter, dado rail and half-glazed door to hallway.

## Hallway

Raised electric meter and fuse box, radiator, period Victorian arch. Stairs to first floor accommodation.

## Kitchen

14' 7" x 11' 5" ( 4.45m x 3.48m )

At widest point. Double-glazed window facing rear aspect. Double-glazed Velux skylight window, Range of wall and base fitted storage units with worktop and tiled splashback incorporating single drainer stainless steel sink unit with plumbing for washing machine to side, space for upright fridge/freezer. Built-in electric oven with gas hob. Inset ceiling spotlights, door to lobby.

## Bathroom

Frosted double-glazed window facing side aspect, suite comprising; panelled bath with mains fed shower, low- level WC and pedestal wash hand basin. Tiled walls and floor, radiator and extractor fan.

## Living Room



11' 7" x 11' 4" ( 3.53m x 3.45m )

Living room area has two doors leading to the kitchen. Additional cupboard storage space under the stairs.

## Landing

Double-glazed Velux skylight window, access to loft space, doors to bedrooms.

## Bedroom One

14' 7" x 10' 10" ( 4.45m x 3.30m )

Double-glazed window, radiator.

## Bedroom Two

9' 4" x 7' 9" ( 2.84m x 2.36m )

Double-glazed window facing rear aspect, radiator,

## Bedroom Three

9' 8" x 5' 5" ( 2.95m x 1.65m )

Double-glazed window, radiator.

## Bedroom Four/Lounge

10' 8" x 11' 9" ( 3.25m x 3.58m )

Double-glazed window, radiator.

## Outside

Southerly facing garden. Flower and shrub borders and enclosed by brick walls and wired fencing.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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