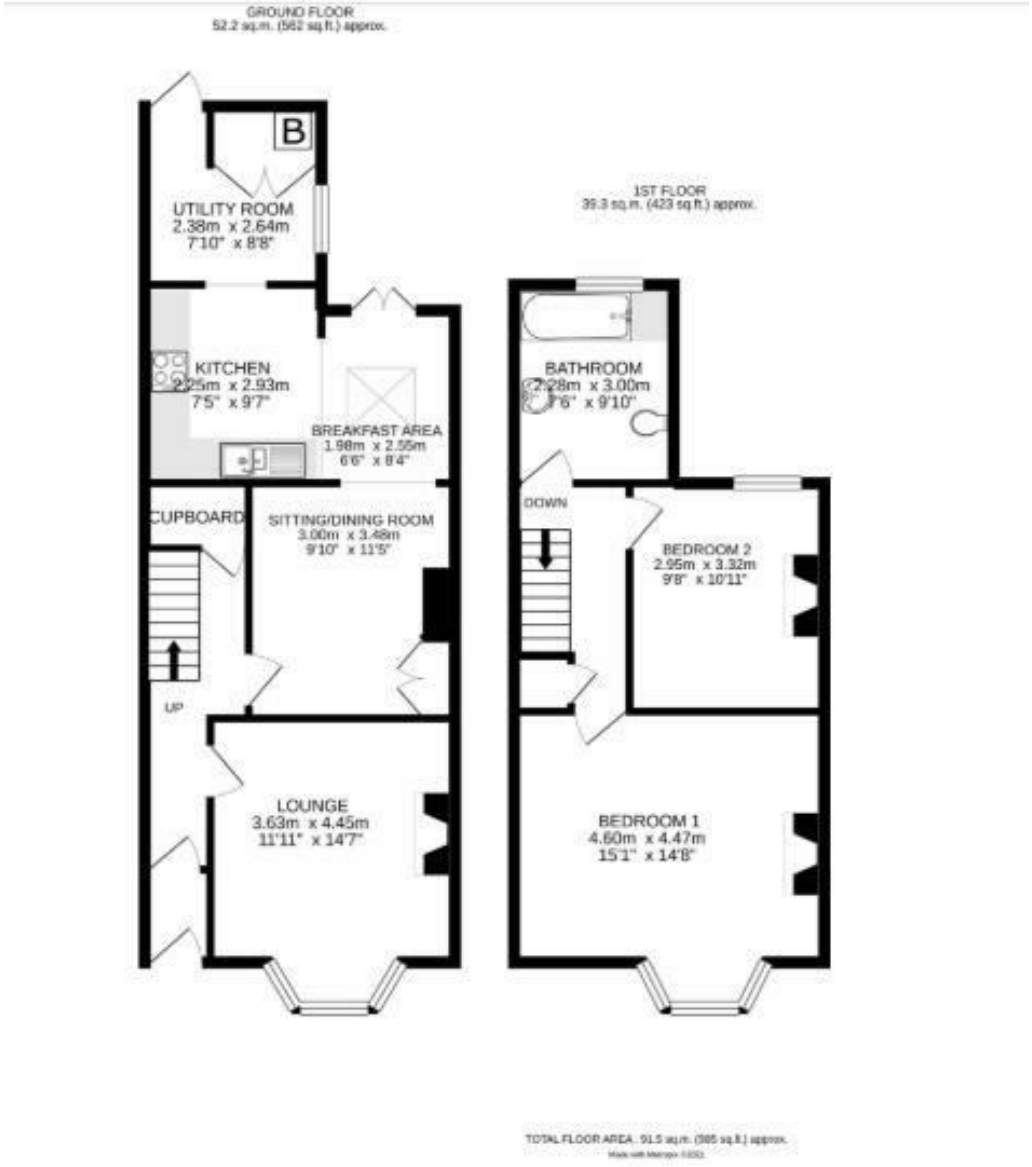

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HERE TO GET you THERE
10 Stanley Park, Easton, Bristol, BS5 6DU

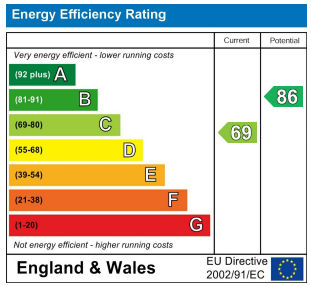
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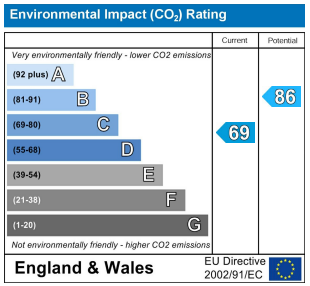
£395,000

Recently Re-decorated Throughout! This charming, extended period terrace is full of character and finished with real care and attention, creating a welcoming home you'll instantly feel comfortable in. Tucked away in a sought-after cul-de-sac on the edge of Greenbank, the location perfectly combines a peaceful setting with the vibrant amenities and strong community spirit Easton is so well known for. Inside, the home flows beautifully through two inviting reception rooms, with a wood-burning stove forming a cosy heart to the central living space. This leads naturally into a bright kitchen diner and handy utility area, ideal for both everyday living and relaxed entertaining. Upstairs, you'll find two generous double bedrooms and an impressively spacious bathroom, offering a lovely sense of comfort and calm. Please get in touch to arrange a viewing and experience it for yourself.

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


GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.
B
UTILITY ROOM
2.38m x 2.64m
7'10" x 8'8"
KITCHEN
2.25m x 2.93m
7'5" x 9'7"
BREAKFAST AREA
1.98m x 2.55m
6'6" x 8'4"
CUPBOARD
SITTING/DINING ROOM
3.00m x 3.48m
9'10" x 11'5"
UP
LOUNGE
3.63m x 4.45m
11'11" x 14'7"
1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.
BATHROOM
2.28m x 3.00m
7'6" x 9'10"
DOWN
BEDROOM 2
2.95m x 3.32m
9'8" x 10'11"
BEDROOM 1
4.60m x 4.47m
15'1" x 14'8"
TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.


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
69
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
69
86
England & Wales
EU Directive 2002/91/EC

ENTRANCE HALL
Set back from the pavement via a solid wooden door, internal stained glass door opening in the hallway, wooden floorboards flowing into lounge, feature arch, fuses to the side elevation, smoke alarm, radiator, storage cupboard under stairs

LIVING ROOM
11'10" x 14'7"
Accessed via a wood panel door with carpet, ceiling coving, fitted shelves, exposed brick fireplace with hearth, radiator, double glazed bay window to front

SNUG
9'10" x 11'5"
Cosy versatile room accessed via a wood/glass panel door with a continuation of the wooden boards, fitted shelves, built in storage cupboard, wood burner (DEFRA approved to comply with clean air restrictions) in exposed brick fireplace, radiator, opening into

KITCHEN DINING ROOM
14'1" x 18'1"
Extended to the side with tiled floor, electric underfloor heating, French doors to the garden, skylight, spaced for table and chairs, fitted floor and base units, worktops, sink and drainer, splash back tiles, fitted gas hob with extractor fan over, fitted eye level oven, slate tiled flooring, opening into

UTILITY AREA
7'10" x 8'8"
Cupboard housing boiler (recently serviced) and washing machine, door to rear garden (currently unused behind the fridge), space for laundry and appliances, double glazed window to side

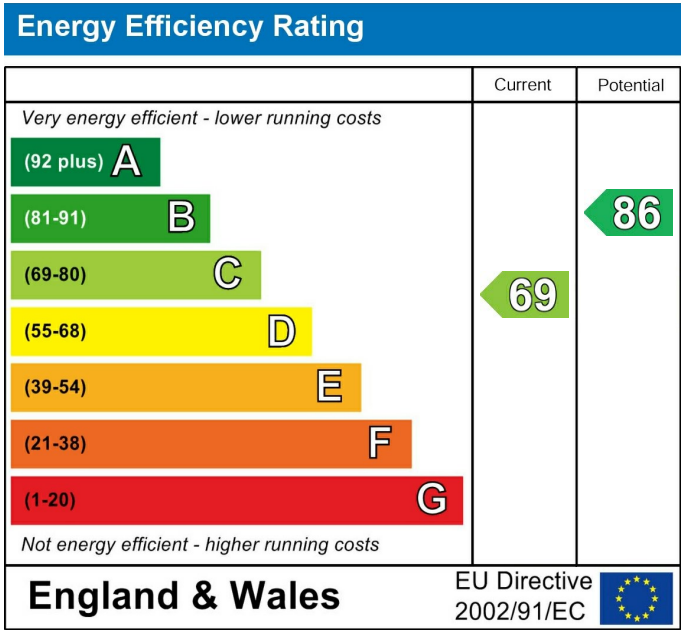
STAIRS
Leading to the first floor landing with with fully boarded loft with Fakro folding wooden ladder access, fully insulated. Doors to...

BATHROOM
7'5" x 9'10"
White suite family bathroom including bath with shower over, wash hand basin, wc, splash back tiles, double glazing to the rear aspect, radiator, new flooring

BEDROOM ONE
15'1" x 14'7"
Spanning the full width of the first floor, accessed via a wood panel door with new carpet, chimney breast with period fireplace, double glazed window to front, three new column radiators to bay

BEDROOM TWO
9'8" x 10'11"
Double bedroom accessed via a wood panel door with double glazing to the rear aspect, new carpet, period fireplace into the chimney breast, radiator, built in shelves

GARDEN
Private and not overlooked to the rear, courtyard garden with space for al fresco dining, raised flower beds and secure bike storage with wall anchor, locked gate leading to rear access.



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.






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