
HUNTERS®
HERE TO GET you THERE
19 Gratitude Road, Bristol, BS5 6EH

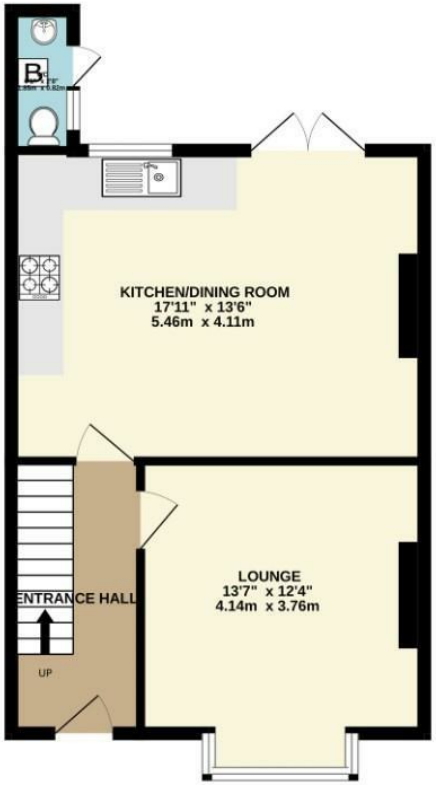
19 Gratitude Road, Bristol, BS5 6EH

£525,000

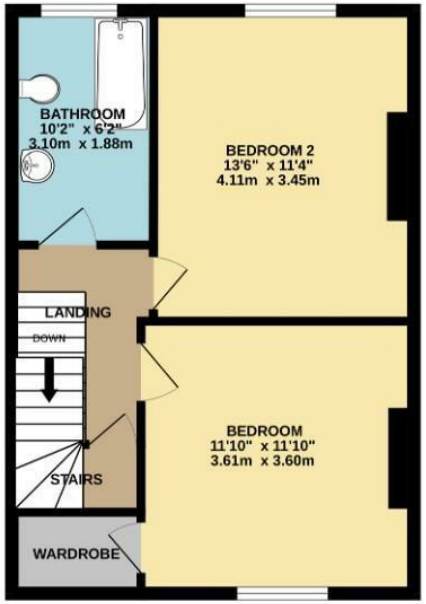
Quite Possibly the Best Location in Greenbank! and with a large garden! This road and its community holds more than just value - with the local people, independent amenities and cycle path access it really is a lovely place to have a home. This house itself has the feel of a French holiday cottage with its greenery, coolness and wood finish to the windows and floors, it's immediately welcoming. All the rooms are well laid out and generous in size. Starting with a bay fronted lounge and understairs bike storage leading to the kitchen diner which will definitely be the hub of the home as it looks out to the pretty private garden. The first floor has two double bedrooms - one of which has a walk in wardrobe! alongside the family bathroom. The loft has been nicely converted to create a bright double versatile room with four Velux windows providing city rooftop views. Please arrange to have a look inside. It really is charming.

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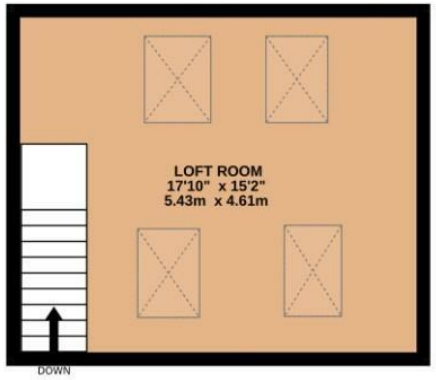
GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

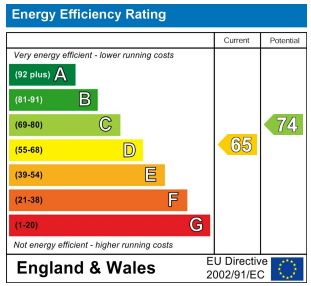


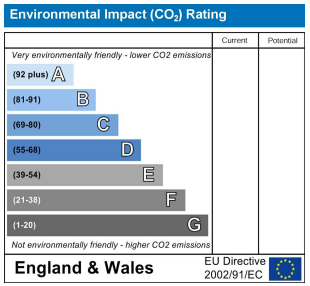
2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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.
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Front Door
Front Garden with rose bushes and mature plants providing bin space, wooden door opening into..

Entrance Hall
Stairs leading to first floor, cupboard housing meters, radiator, under stairs storage cupboard, bespoke design bicycle storage area, solid oak floor leading into..

Lounge
13'6" x 12'3"
Double glazed wood framed bay window to front, radiator. dado rail and ceiling coving

Kitchen Diner
17'11" x 13'5"
Solid wood work surface units with storage beneath, bespoke wall mounted shelving and cupboards, fitted sink and drainer, tiled splash backs, space for oven, washing machine, dishwasher and fridge freezer, double glazed window to rear, dining area with ample space for large table and chairs, chimney breast with space for wood burner, French doors to rear garden, solid oak floor leading into hallway

Stairs
Leading to first floor landing with door and stairs to loft room and doors to..

Bathroom
10'2" x 6'2"
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, radiator, sash window to rear

Bedroom
13'6" x 10'7"
Double glazed sash window to rear, radiator

Bedroom
13'7" x 11'10"
Double glazed sash windows to front, radiator, period fireplace, wood flooring, door into

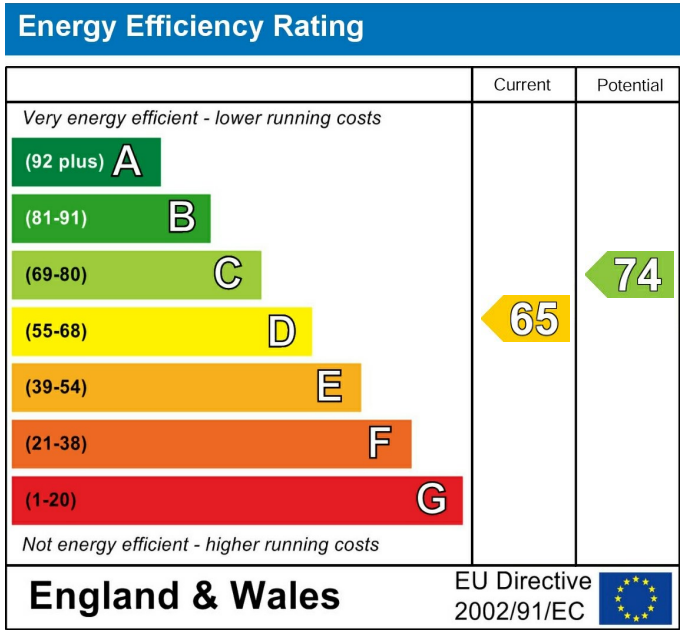
Walk In Wardrobe
Mirror and built in shelving to both walls

Stairs
Door and stairs to..

Loft Room
16'4",141'0" x 15'1"
Four Velux windows with fitted blinds, four radiators

Outhouse
Attached to the house, brick built with pitched tiled roof, housing wc and wash hand basin, combination boiler for heating

Garden
Patio, step up to raised green area packed with mature plants and trees, seating area leading to a large garden with lots of potential for a keen gardener



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.

































