



HUNTERS®
HERE TO GET *you* THERE

15 Washington Avenue, Greenbank, Bristol, BS5 6BT

15 Washington Avenue, Greenbank, Bristol, BS5 6BT

£340,000

****Chain Free with Potential to Add Value!**** This is an ideal first home & investment due to it's cool location sitting between Greenbank & Easton providing all the independent eateries on the doorstep. Inside is a blank live-able canvas with desirable characterful features including fireplaces and wood flooring flowing through the two reception rooms and bedrooms. The dining room opens onto the kitchen that has an unexpected additional sun room that could be a snug or home office with utility cupboard and French doors to the private courtyard garden. Upstairs boasts a large bathroom and two double bedrooms with storage and fireplace. Please make contact to have a look inside.

- 82 Square Meters EPC D
- Chain Free - Ready to Move Into
- Wood Flooring & Fireplaces
- Sitting Right Between Easton & Greenbank
- Independent Handy Businesses on the Doorstep
- Cycle Path & Train Station Close By
- Two Reception Rooms & Handy Utility or Home Office
- Two Large Double Bedrooms
- First Floor Bathroom
- So Much Potential

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

Front Door

Tiled front garden space for plants, bikes and bins, red composite door opening into..

Entrance Hall

Stairs to first floor, cupboard housing meters, under stairs storage cupboards, wood flooring, doors into..

Lounge

13'0" x 9'9"

Double glazed bay window to front, cast iron fireplace, radiator, wood flooring

Dining Room

9'8" x 12'4"

Double glazed window to rear, radiator, wood flooring, cast iron fireplace, door back to hallway and large opening into..

Kitchen

9'3" x 4'11"

Wall and base units with work surface over, sink and drainer, fitted oven and gas hob with extractor fan over, tiled splash backs, doorway into..

Utility Sun Room

10'4" x 7'4"

Handy versatile room with French doors to the garden, double glazed window to side, radiator, utility cupboard housing boiler providing space and plumbing for washing machine

Stairs

Leading to first floor landing with loft access and doors into..

Bathroom

9'0" x 6'4"

Obscure glazed window to rear, three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator

Bedroom One

12'7" x 10'7"

Double glazed window to front, wood flooring, fireplace, radiator, built in cupboard over the stairs

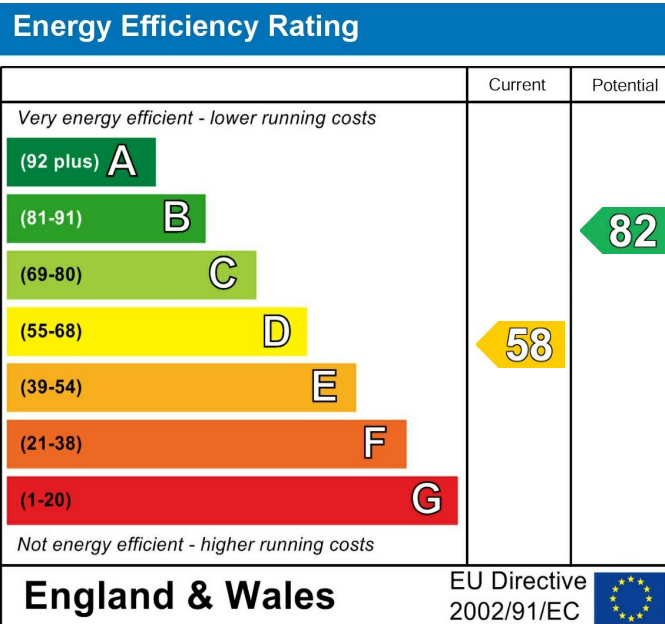
Bedroom Two

11'10" x 8'4"

Double glazed window to rear, radiator, wood flooring

Garden

Hard standing to raised flower bed



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.









