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HERE TO GET you THERE
35 Alpine Road, Easton, Bristol, BS5 6BE

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## £375,000

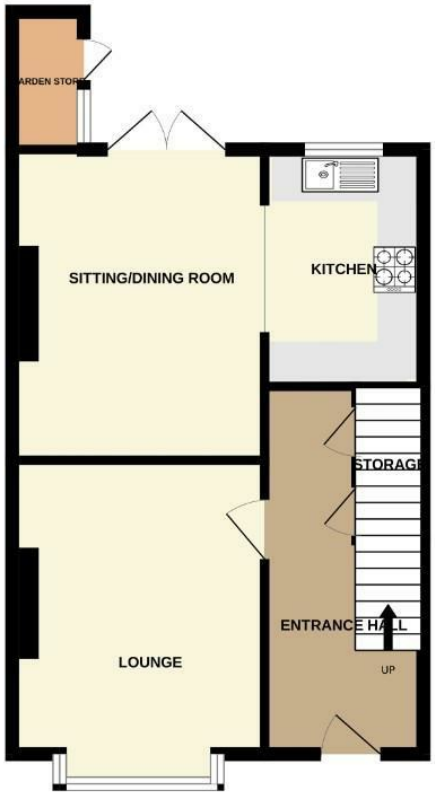
**Chain Free Large Home & Garden** Hard to find in Easton - a house of this size and age offering a wide flat garden with gated side access and outdoor store. Inside there are more benefits with a large bay fronted lounge as well as dining room with wood flooring, French doors to decking and opening into the kitchen. Upstairs offers three bedrooms and family bathroom. This property is ready along with new boiler and electrics in good order being an ex-rental. There is potential to extend and improve to add value. The location is spot on being on the edge of Easton and Whitehall providing good schools, cycle path and yet walkable to all of Easton & Greenbank's independent food stores and eateries. Please make contact to have a look around.

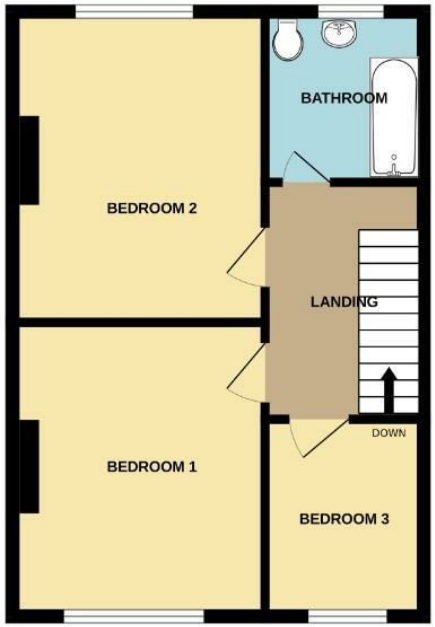
- Chain Free & Ready To Move Into!
- Potential to Extend & Improve
- In Good Order Throughout
- Large Flat Garden with Side Access
- 80 Square Meters
- Dining Room with Engineered Oak Flooring
- French Doors to Decking
- Bay Fronted Bright Lounge
- Garden Store & New Boiler
- Three Bedrooms & First Floor Bathroom

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GROUND FLOOR

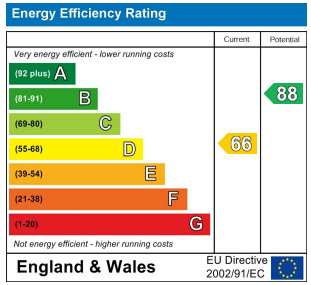
1ST FLOOR

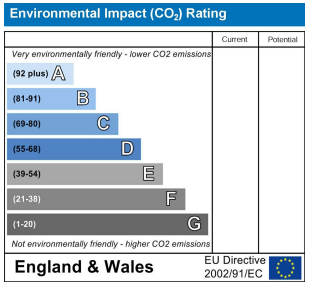



3 BED END TERRACE

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**
uPVC door opening into..

**Entrance Hall**
Large hallway with cupboard housing meters, radiator, stairs to first floor, two under stairs storage cupboards, doors to..

**Lounge**
13'6" x 10'6"
Double glazed bay window to front with blinds, fireplace, radiator

**Dining Room**
11'8" x 10'5"
Double glazed French doors to rear garden, engineered oak flooring, radiator, opening into..

**Kitchen**
8'6" x 5'6"
Wall and base units with work surface over, sink and drainer, tiled splash backs, oven, space for washing machine and fridge freezer, double glazed window to rear

**Stairs**
Leading to first floor landing with loft access and doors to..

**Bathroom**
5'6" x 4'9"
Fully tiled. Three piece white suite comprising wc, wash hand basin set in vanity unit, bath with mixer tap shower over, towel radiator, obscure glazed window to rear

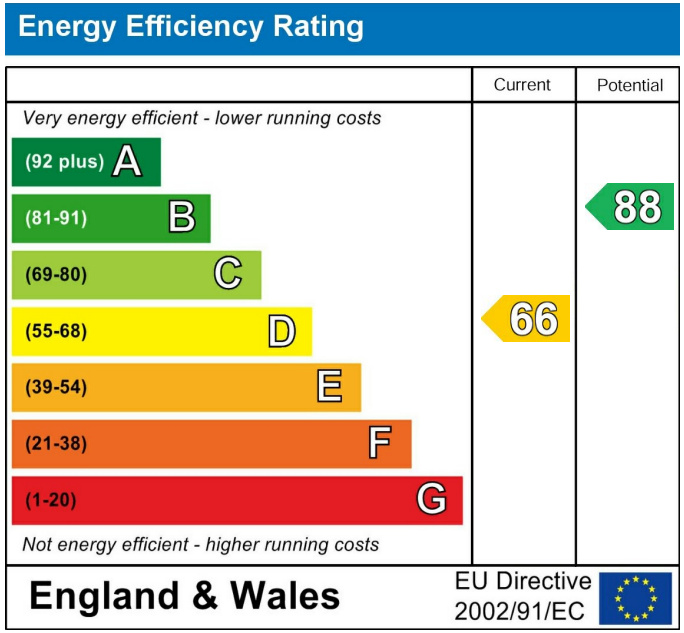
**Bedroom One**
12'4" x 9'6"
Double glazed large window to front with blinds, radiator

**Bedroom Two**
10'5" x 10'9"
Double glazed window to rear, radiator

**Bedroom Three**
9'0" x 6'6"
Double glazed window to front, radiator

**Gardens**
Decked area with balustrade, lawn enclosed by fencing, side gate giving access to front garden providing bin space

**Garden Store**
Brick built shed with window




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.

































