



HUNTERS[®]
HERE TO GET *you* THERE

79 Maytrees, 100 Fishponds Road, Eastville, Bristol, BS5
6SD

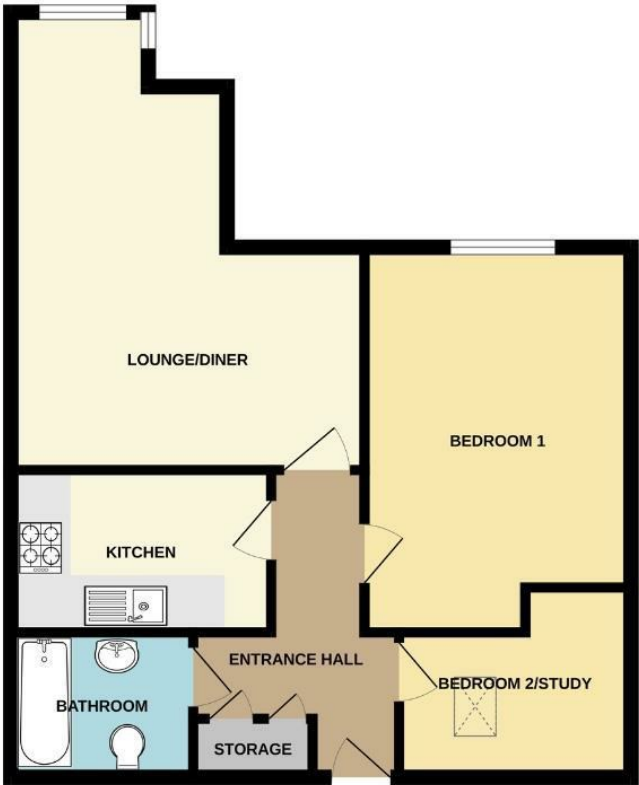
79 Maytrees, 100 Fishponds Road, Eastville, Bristol, BS5 6SD

Offers In Excess Of £170,000

****GREAT LOCATION WITH PARKING!**** Ideal Starter Pad! This Chain Free flat is ready to move into and has potential for improvements. In good tidy order throughout with bright colours and lots of light boasting a very big double master bedroom beside the lounge diner. A single bedroom or home office with skylight and separate kitchen and bathroom alongside built in storage. All this comes with electric gates to the residents car park to allocated space, locked bike store and Eastville Park at the top of the hill! Easton's amenities are just around the corner along with great transport links.

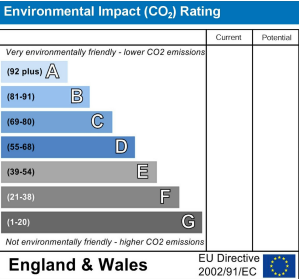
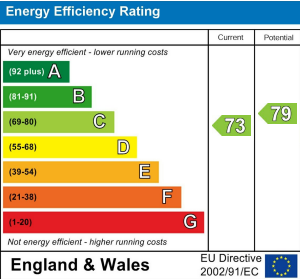
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THIRD FLOOR



THIRD FLOOR 2 BED FLAT

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

Secure intercom entry system into circular communal hall with swipe tag entry to enter building, stairs to third floor with coded entry to each floor, door into

ENTRANCE HALL

Wall mounted intercom receiver, radiator, doors to...

KITCHEN

9'9" x 6'2"
Wall and base units with work surface over, sink and drainer, fitted oven and hob, space for fridge freezer and washing machine

LOUNGE/DINER

17'3" x 13'5"
Cosy & spacious L shaped room with space for lounge and dining furniture, tall window to side providing rooftop city views, electric radiator

BATHROOM

Three piece suite (needs some minor repairs) comprising wc, wash hand basin, shower over bath, waterproof wall panels

BEDROOM 1

13'5" x 10'2"
Double glazed window to side of the building providing rooftop city views, large double bedroom, radiator

BEDROOM 2

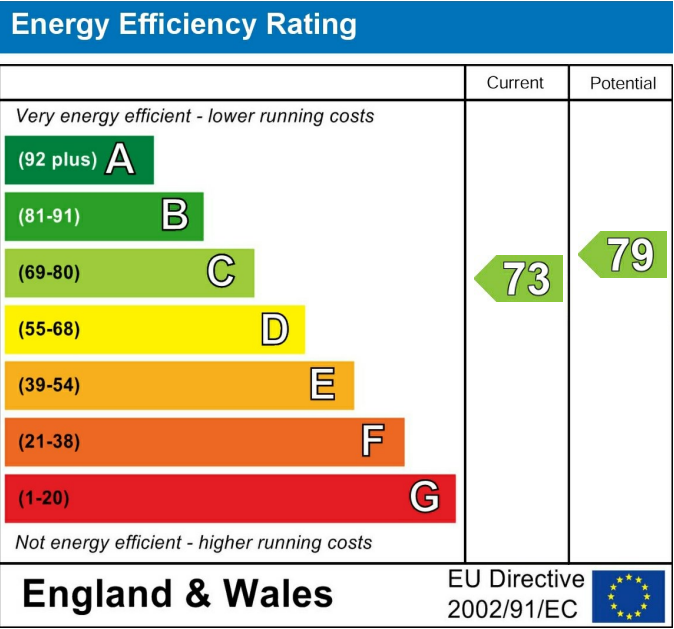
8'7" x 5'10"
Ideal home office with Velux skylight, radiator

STORAGE

Two built in cupboards, one housing water tank, access to loft

PARKING

Allocated space in residents car park, bike store for secure locking and safe keeping of bikes



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.









