

HUNTERS[®]

HERE TO GET *you* THERE



Barker Walk

Easton, Bristol, BS5 0US

Offers In Excess Of £325,000





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 1,000 sq ft (100 m²)

****Frome Gateway Regeneration Nearby**** This property location is on the up! Sitting beside Easton & Central Bristol and River Frome with the grand plans for improvements. Boasting gated parking & garage! overlooking a neighbourhood green. Internally the space is versatile and very well laid out. The kitchen diner is on the ground floor backing onto the integral garage that could be another room. Plenty of built in storage and a WC. The first floor brings a lounge the width of the house and a bedroom, the second floor has a large master bedroom, another double bedroom, more storage and a tidy family bathroom. All complemented by the double glazing and modern heating system. Please make contact to have a look inside.



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. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting 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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