



HUNTERS[®]

HERE TO GET *you* THERE

63 Washington Avenue, Bristol, BS5 6BT

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£450,000

****A Beautifully Characterful Home in a Quiet Position**** Tucked away at the top of a peaceful street between Easton and Greenbank, this wonderfully welcoming home combines generous living space with an abundance of period character and charm. Extended on the ground floor, the property offers two large reception rooms, a bathroom and a spacious kitchen/breakfast room opening directly onto the garden. Upstairs are three comfortable double bedrooms, with the converted loft space providing a versatile additional room. Outside, the private green garden is a lovely extension of the living space, offering a peaceful spot to relax and entertain. But it's the feel of this house that really sets it apart. Full of warmth, character and charm, it has that rare combination of being both spacious and wonderfully cosy, a home that feels inviting from the moment you walk through the door. Add to this the excellent position, with all the independent cafés, shops, bars and businesses of Easton and Greenbank close by, and you have a truly special family home in a fantastic setting. A property that really needs to be seen to appreciate its space, character and welcoming feel.

- Loft Converted! & Three Generous Bedrooms
- Local Independent Eateries on the Doorstep
- Two Large Reception Rooms
- Kitchen Breakfast Room
- Private Green Garden
- Full of Character & Charm
- Ornate Bay Fronted Property
- End Terrace Tucked in the Corner
- Peaceful but Handy Location
- Easton Greenbank Borders

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Front Door

Tiled front garden with space for seating and plants, wood recycle store, wooden black door opening into..

Entrance Hall

Internal porch with wall mounted meters, stained glass detail above front door, door opening into L-shaped hallway with engineered oak flooring flowing into reception rooms, space for storage furniture, stairs in the middle of the house leading to first floor, doors to..

Lounge

14'11" x 10'2"

Double glazed bay window to front, radiator

Dining Room

12'5" x 9'5"

Large under stairs storage cupboard, ample space for sitting and dining furniture, built in original display storage cabinet. radiator, opening into..

Kitchen

16'3" x 7'1"

Wall and base units with wood work surface over, sink, and space for oven with fitted extractor fan over, tiled splash backs, original door from bathroom (not in use), space for washing machine and fridge freezer, window to rear overlooking the garden, two Velux skylights, French doors to garden

Bathroom

9'3" x 6'1"

Roll top freestanding bath, wc, wash hand basin with work surface and vanity unit beneath, radiator

Stairs

Leading to first floor landing with fixed steps to loft room, exposed painted wood flooring, doors to..

Bedroom One

18'6" x 10'4"

Spanning to width of the house, three double glazed windows to front, radiator

Bedroom Two

10'1" x 8'11"

Double glazed window to rear, radiator

Bedroom Three

12'11" x 7'2"

Double glazed window to rear, radiator, under stairs built in storage/wardrobe space, cupboard housing Worcester combination boiler for heating

Steps

Fixed steps up to loft hatch opening into..

Loft Room

13'4" x 10'7" to edge of eaves

Large bright versatile room with carpet, exposed brick to the chimney breast, two Velux skylights

Garden

Patio, lawn and flower beds with mature plants

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		
EU Directive 2002/91/EC		

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.









