
HUNTERS®
HERE TO GET you THERE
3 Beaumont Street, Easton, Bristol, BS5 0TD

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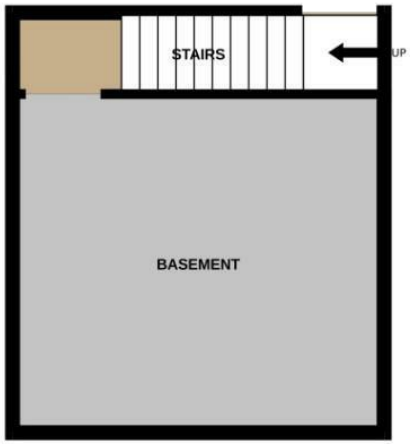
£325,000

Park View & South West Facing Generous Garden! This home has been so well maintained by the current owner who's lived here for over 40 years! and it's deceptively spacious boasting basement space. The real wow factor is the location being the hub of wonderful community, leisure center with pool round the corner, on the bus route and a short walk into Cabot Circus & Old Market. Inside you'll find a cosy front lounge, a kitchen diner opening onto the garden and leading to the basement. The first floor provides a large double bedroom, additional smaller bedroom and bathroom, complemented by a combination boiler and solar panels! All so clean and tidy and ready to move into. The sunny garden is green but low maintenance and enclosed by high walls. Please make contact to have a look inside.

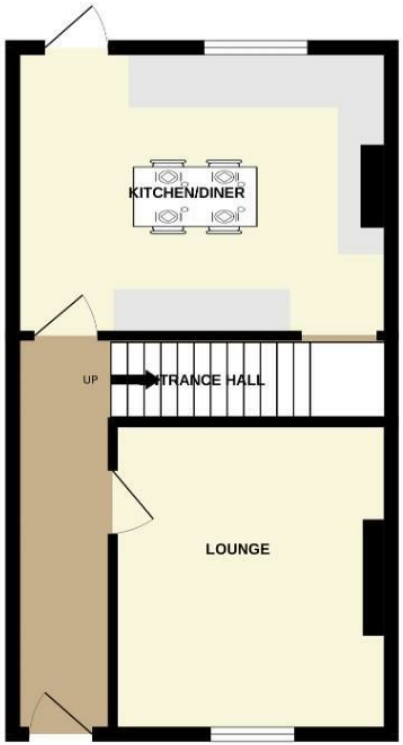
- Green Play Park Opposite
- On the Main Bus Route to Central Bristol
- Train Stations & Cycle Path Close By
- Easton Leisure Centre with Pool Round the Corner
- Wonderful Community & Permit Parking
- Solar Panels & Versatile Basement Room
- Very Well Loved & Maintained Throughout
- Generous South West Facing Garden
- Kitchen Diner & First Floor Bathroom
- 90 Square Meters EPC D

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

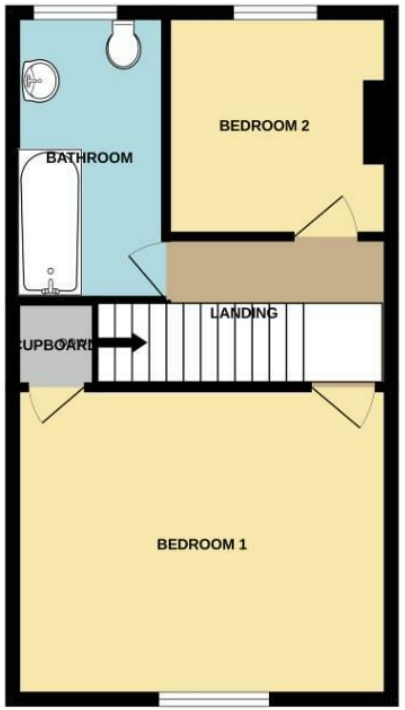
BASEMENT



GROUND FLOOR



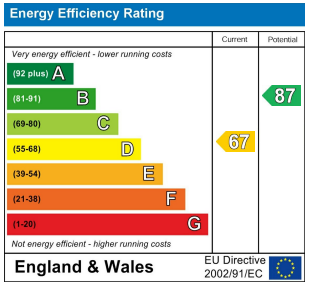
1ST FLOOR

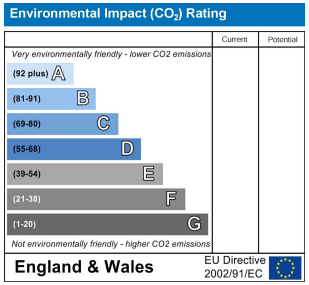


2 BED MID TERRACE



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
Paved front garden space for plants, bin & bike store, basement covered window, uPVC door opening into..

Entrance Hall
Wall mounted meters, radiator, hooks for coats, stairs to first floor to the right, doors to..

Lounge
11'9" x 10'11"
Double glazed window to front, radiator, feature fireplace

Kitchen Diner
15'3" x 11'2"
Wall and base units with work surface over, sink and drainer, tiled splash backs, wall mounted combination boiler, fitted gas hob with extractor fan over set in chimney breast, eye level fitted oven, space for under counter washing machine, tumble dryer and dishwasher, space for stand alone fridge freezer, double glazed window and door to rear garden, doorway to landing leading to..

Stairs
Carpeted staircase leading down to..

Basement
14'5" x 13'6"
Versatile room with grated window for light to front, radiator, lighting, carpet, low ceiling makes for an ideal games/cinema/music room, home office, gym or just storage space

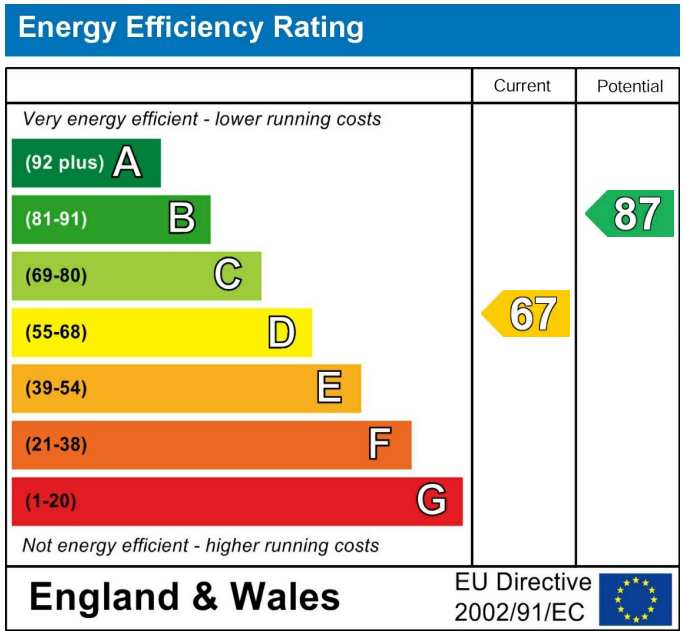
Stairs
Leading to first floor landing with doors to..

Bedroom One
15'5" x 10'11"
Large double bedroom spanning the width of the house with built in storage cupboard, radiator

Bedroom Two
9'11" x 7'9"
Double glazed window to rear, storage alcove with shelving built in, radiator

Bathroom
10'10" x 4'7"
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator, obscure glazed window to rear

Garden
South West facing! larger than the average period property garden. Decking to lawn area with space for shed, enclosed by high walls



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.


























RAWMSLEY PARK







