



## Chaplin Road

Easton, Bristol, BS5 0JU

£360,000



**\*\*BEST OF BOTH! A Period Property with a Modern Finish!\*\*** Excellent Condition - This home needs no improvements in our opinion. The real wow factor is the unexpected space and light inside. Two bright reception rooms lead to a huge Kitchen Breakfast room with ample dining space that leads to the sunny low maintenance garden. Upstairs is large bathroom, a double second bedroom and the huge master bedroom spanning the front of the house. All this is sitting in the heart of Easton with Stapleton Road amenities at one end and St Marks Road at the other with immediate train station and cycle path access. Please make contact to look inside.



## FRONT DOOR

Traditional wood door, hedge enclosed front garden with space for bike and bins, leading into

## ENTRANCE HALL

Engineered oak flooring flowing into dining room & kitchen, internal porch with stained glass wood door opening into hallway with radiator, stairs to first floor and doors to

## LOUNGE 12'5" x 12'1" (3.8 x 3.7)

Large double glazed window to front lettings lots of light in, ceiling rose, coving, exposed brick fireplace, radiator

## DINING ROOM 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to rear and ample room for dining, working or sitting furniture, radiator

## KITCHEN BREAKFAST ROOM 21'11" x 7'6" (6.7 x 2.3)

Engineered oak flooring, wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splashbacks, space for washing machine and fridge freezer, boiler, double glazed window to side and rear and door to rear garden. Dining area provides ample space for table and chairs

## STAIRS

Leading to first floor landing with doors to

## BATHROOM 11'1" x 7'6" (3.4 x 2.3)

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, obscure glazed window to rear, radiator, cupboard storage

## BEDROOM ONE 16'0" x 11'9" (4.9 x 3.6)

Large double glazed window to front, radiator, loft access

## BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to rear, radiator

## GARDEN

Patio to raised lawn area, flower beds enclosed by fencing

## Area Map

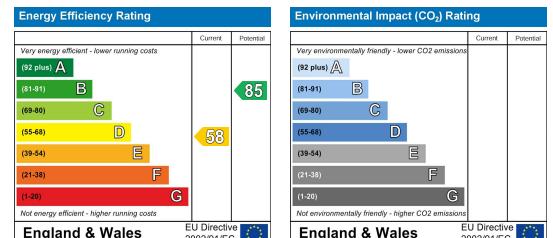


Map data ©2026 Google

## Floor Plans



## Energy Efficiency Graph



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