

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 11'8" x 11'9" (3.58 x 3.59)
- Living Room 13'0" x 9'10" (3.98 x 3.00)
- Reception 12'4" x 14'10" (3.76 x 4.53)
- Kitchen/Diner 13'1" x 9'7" (4.01 x 2.93)
- Bedroom 11'8" x 9'9" (3.58 x 2.99)
- Bedroom 12'3" x 7'11" (3.75 x 2.42)
- Bedroom 8'0" x 4'9" (2.44 x 1.47)



- Living room
- Reception
- Kitchen/Diner
- Three bedrooms
- Family bathroom
- Gas central heating
- Pleasant rear garden
- Viewing advised

47 Heron Road, Easton, Bristol, BS5 0LT  
**£370,000** Freehold

PROPERTY TYPE House - Terraced

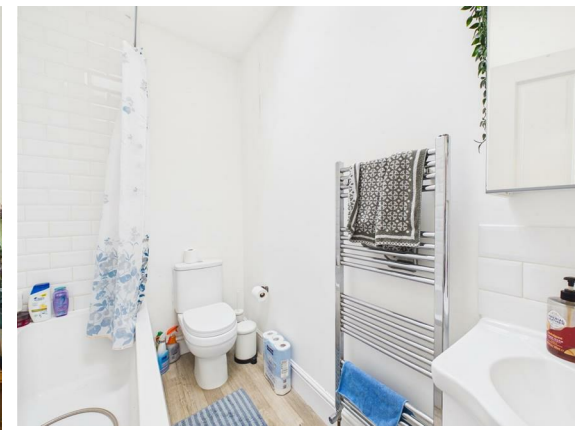
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND A

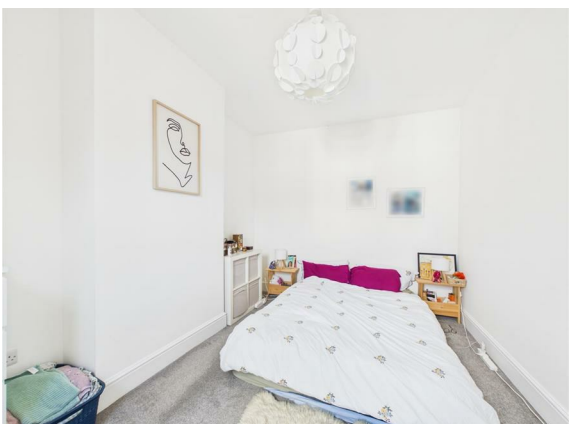
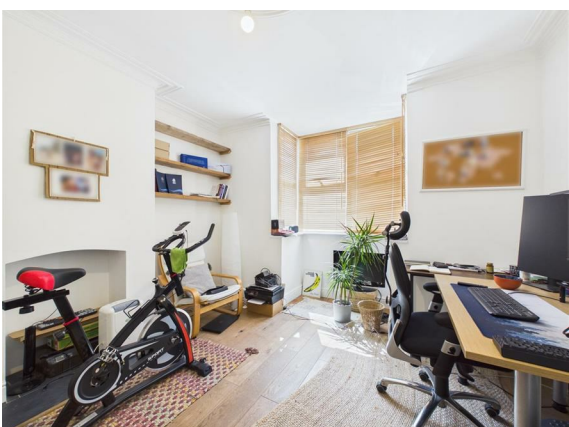


Set close to the heart of the bustling and popular Easton district, we are pleased to offer for sale this three bedroom single bay Victorian home.

With accommodation briefly comprising living room, a reception room leading to the kitchen/dinner with patio doors through to a generous and pleasant rear garden.

The first-floor comprises three bedrooms and an upstairs family bathroom.

Viewing is recommended.



## the location

Heron Road is a terraced street with a strong community feel, set in the vibrant neighbourhood of Easton. The area is home to a range independent eateries and shops nearby, including Radical Roasters and the Sweet Mart on St Marks Road. Also close by are No 12 Café, the Garden of Easton, the Public Market and the Greenbank pub. The neighbourhood is well connected by bike, car, train and bus. Transport links include Stapleton Road train station and the Bristol to Bath cycle path. There are lots of green spaces close by with Eastville park, Greenbank cemetery and St George's park within walking distance, along with riverside walks along the Frome valley.

*Early viewing advised!*

just a thought...

Sometimes quoted as "the happiest place in Bristol to live" this well proportioned home is set close to the heart of buzzing Easton. A rare opportunity not to be missed!