



HUNTERS®
HERE TO GET *you* THERE

51 Woodborough Street, Easton, Bristol, BS5 0JA

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£425,000

****Wow! Beautiful Chain Free Refurbishment!**** The finish here is thoughtful and of such a high standard. Retaining period features and yet brand new contemporary benefits throughout. Sitting in a quiet road between St Marks Road and Stapleton Road meaning all the handy local amenities are on the doorstep with easy Central Bristol access. Original stained wood flooring flows through the open plan reception rooms that lead to the cloakroom and kitchen and open onto the generous sunny garden! Upstairs provides three double bedrooms and a brand new spacious bathroom. This home has to be viewed to appreciate what you get for the price, including new heating, electrics, windows, kitchen with integrated new appliances - the list is endless meaning no improvements required for years for the new owner.

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GROUND FLOOR

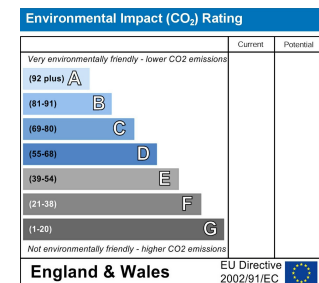
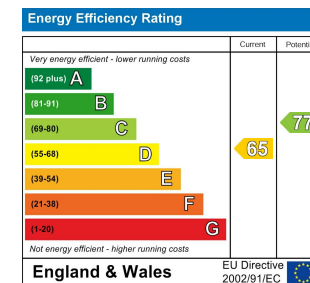


1ST FLOOR



3 BED 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.
Made with Netopix 02/2020



Front Door

Brand new composite door opening into..

Entrance Hall

Fitted large doormat, dado rail, column radiator, varnished original wood flooring flowing into reception rooms, wall mounted meters including new fuse box, stairs to first floor and door into..

Lounge

11'8" x 11'3"
Double glazed bay window to front, original ceiling rose and coving, three column radiators, tiled fireplace with exposed brick detail, opening into..

Sitting/Dining Room

14'11" x 12'0"
Fireplace with hearth and wood mantel, column radiator, new double glazed French doors to garden, under stairs storage cupboard and door into..

Cloakroom

4'2" x 1'10"
New WC and wash hand basin with vanity storage beneath, tiled splash backs, extractor fan

Kitchen

11'10" x 6'8"
Brand new wall and base units with work surface over, sink and drainer, integrated dishwasher and washing machine, fitted eye level double oven and hob with extractor fan over, integrated fridge freezer (all brand new appliances with warranties), lighting to units, double glazed window to rear and side

Stairs

With new runner and rods leading to first floor landing with new carpet, enough room for storage furniture, one of the two loft hatches and doors to..

Bedroom One

11'3" x 9'1"
Double glazed window to front, column radiator

Bathroom

8'2" x 5'2"
Brand new three piece suite comprising wc, wash hand basin with vanity unit, L-shaped bath with double head shower over including rainfall head, tiled splash backs, glass shower screen, column radiator with heated towel rail, wall mounted large light and blue tooth mirror

Bedroom Two

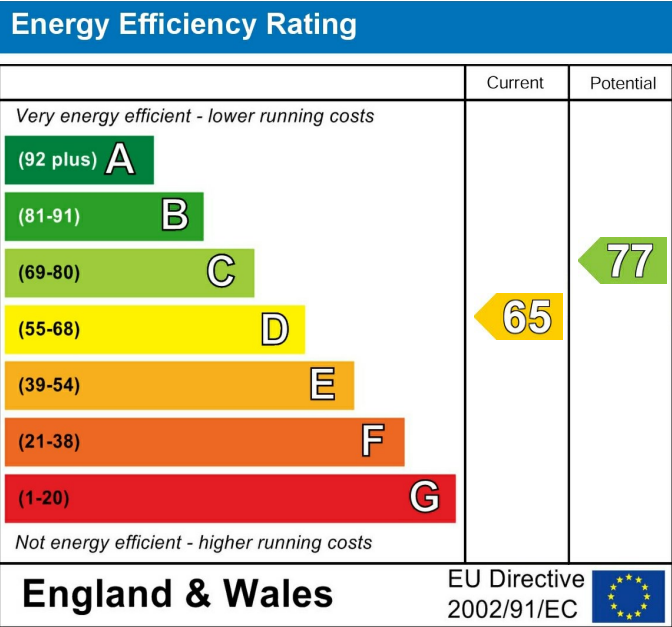
11'9" x 9'8"
Double glazed window to rear, column radiator

Bedroom Three

11'3" x 6'9"
Double glazed window to rear, column radiator

Garden

Large brand new decked area with step down to lawn and flower beds enclosed by wall and new fencing
Front garden is a generous tiled space ideal for plants or bike/bin store



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.









