



HUNTERS®

HERE TO GET *you* THERE

2 Belle Vue Road, Easton, Bristol, BS5 6DS

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£475,000

****Wow! Look at the Size of This Grand Home!**** Refurbished throughout sitting on the end of this popular road with its double bay and gated side access. Internally the impressive open plan bright space is so versatile! leading to a new kitchen and a West facing generous garden. There are brand new shower rooms on both floors and three double bedrooms to the first floor - All this with new flooring, heating and electrics. All ready to go! Please make contact to have a look inside.

- Huge Property!
- Look at the Open Plan Space!
- End Terrace on a Popular Road
- Chain Free!
- Refurbished Throughout
- Two New Shower Rooms
- Three Double Bedrooms
- Spacious New Kitchen
- New Heating & Electrics
- Large West Facing Garden with Side Access

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GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.




1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.




3 BED END TERRACE

TOTAL FLOOR AREA: 1948 sq.ft. (181.0 sq.m.) approx.

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 misstatement. 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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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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

FRONT DOOR

Front garden space with flower bed, black uPVC door opening into

ENTRANCE HALL

Large grand entrance hall with period archway, cupboard housing wall mounted new fuse box, radiator, stairs to first floor, under stairs storage, doors into..

SHOWER ROOM

7'1" x 4'6"
Large tiled shower cubicle with mains shower, wc, wash hand basin with tiled splashbacks, obscure glazed window to side

LOUNGE

29'4" x 11'3"
Huge bright room with double glazed bay window to front, two radiators, dining space opening into...

DINING AREA

15'6" x 10'5"
Further versatile dining space with Velux skylight, double glazed French doors to rear garden, window to side, radiator, opening into...

KITCHEN

19'1" x 7'10"
Light grey gloss wall and base units providing ample storage space including corner carousel cupboard with white work surface over, sink and drainer, fitted 5 ring gas hob with extractor fan over, double eye level oven, cupboard housing new Worcester combination boiler for heating, space for at least 3 appliances, breakfast bar, double glazed window to side and rear

STAIRS

With new quality grey carpet leading to first floor landing with built in storage cupboard, loft access and doors to...

BEDROOM ONE

15'11" x 15'8"
Huge bright bedroom spanning the front of the house. Double glazed bay window and additional window to front, radiator

BEDROOM TWO

10'5" x 9'9"
Double glazed window to rear, radiator

BEDROOM THREE

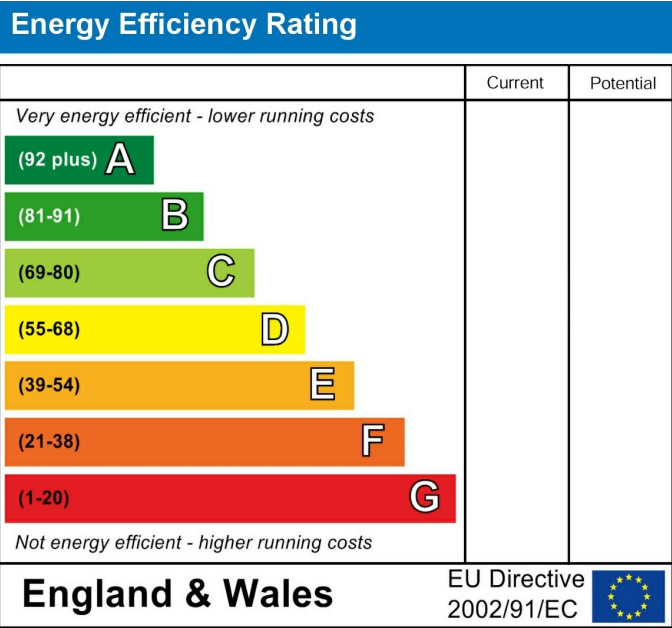
10'6" x 7'8"
Double glazed window to rear, radiator

SHOWER ROOM

7'4" x 5'5"
Large tiled shower cubicle, wc, wash hand basin, towel radiator

GARDEN

Mainly laid with patio, generous West facing garden with flower beds, side gate leading to side lane and gate to front access



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.



