



HUNTERS®

HERE TO GET *you* THERE

5 Barker Walk, Easton, Bristol, BS5 0US

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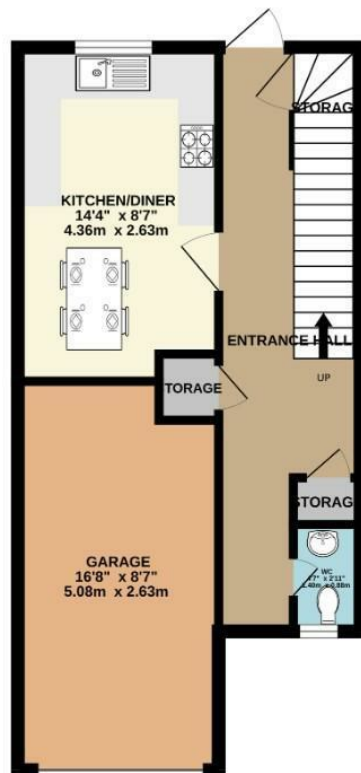
Offers In Excess Of £325,000

****Frome Gateway Regeneration Nearby**** This property location is on the up! Sitting beside Easton & Central Bristol and River Frome with the grand plans for improvements. Boasting gated parking & garage! overlooking a neighbourhood green. Internally the space is versatile and very well laid out. The kitchen diner is on the ground floor backing onto the integral garage that could be another room. Plenty of built in storage and a WC. The first floor brings a lounge the width of the house and a bedroom, the second floor has a large master bedroom, another double bedroom, more storage and a tidy family bathroom. All complemented by the double glazing and modern heating system. Please make contact to have a look inside.

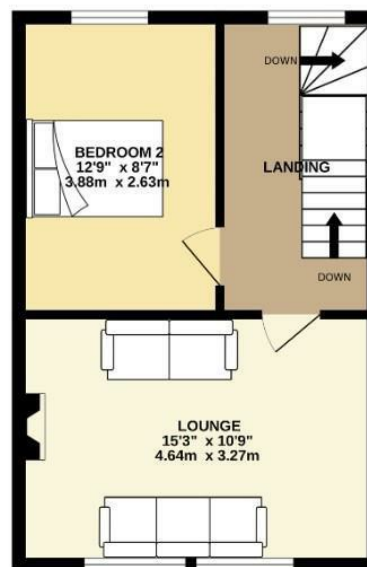
- Easton Location Beside Central Bristol
- 94 Square Meters - EPC C
- Walking Distance to Cabot Circus
- Three Floors & Three Double Bedrooms
- Good Order Throughout with Modern Heating
- Front & Back Gardens & Green Communal Area
- Garage (could be converted to a room)
- Between 2 Train Stations & Beside the M32
- Frome Gateway Regeneration Nearby
- Bathroom & Cloakroom

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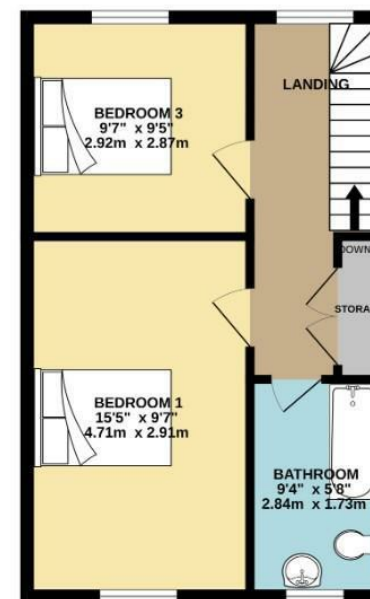
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



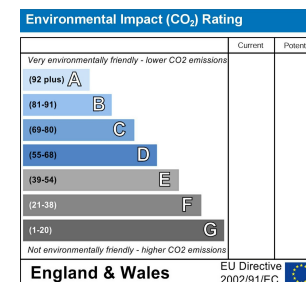
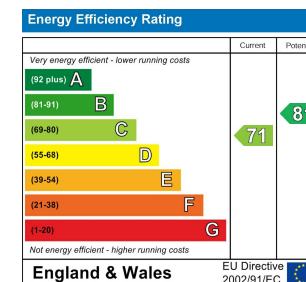
2ND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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 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

uPVC door opening into

ENTRANCE HALL

Wide hallway with three built in storage cupboards, door to rear garden, stairs to first floor and doors into...

KITCHEN DINER

14'4" x 8'7"
Double glazed window to front, wall and base units with work surface over, sink and drainer, tiled splash backs, space for oven, washing machine, slimline dishwasher and fridge freezer. Space for table and chairs in dining area, tiled flooring, radiator

CLOAKROOM

WC, wash hand basin, obscure glazed window to front

GARAGE

16'7" x 8'9"
Up and over door to front. Some similar properties in the area have converted this into another room.

STORAGE

Three built in storage cupboards to the ground floor and large storage cupboard on the top floor along with loft storage space

STAIRS

Leading to upper floors, double glazed window to rear, radiator and doors into..

LOUNGE

15'3" x 10'5"
Large double glazed window to front, radiator, fireplace

BEDROOM TWO

12'9" x 8'9"
Double bedroom. Double glazed window to rear, radiator

STAIRS

Leading to second floor landing, double glazed window to rear, storage cupboard, doors into

BATHROOM

9'3" x 5'8"
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled wall, obscure glazed window to front

BEDROOM ONE

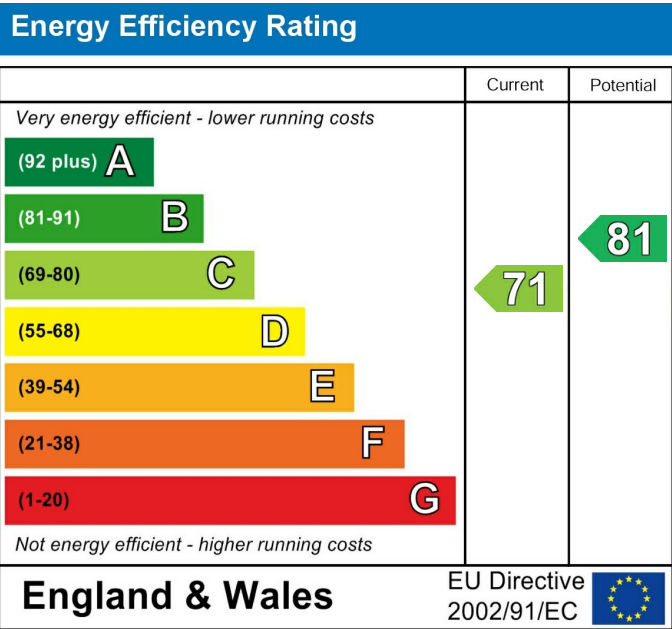
15'5" x 9'6"
Double bedroom. Large double glazed window to front, radiator

BEDROOM THREE

9'4" x 8'11"
Double bedroom. Double glazed window to rear, radiator

GARDENS

Front garden with flower bed and off street parking behind fencing and gate, access to garage
Rear garden with lawn, path to fence and gate leading to neighbourhood green
Permit on street parking surrounding the development



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.





