



HUNTERS[®]

HERE TO GET *you* THERE

41 Hinton Road, Easton, Bristol, BS5 6HA

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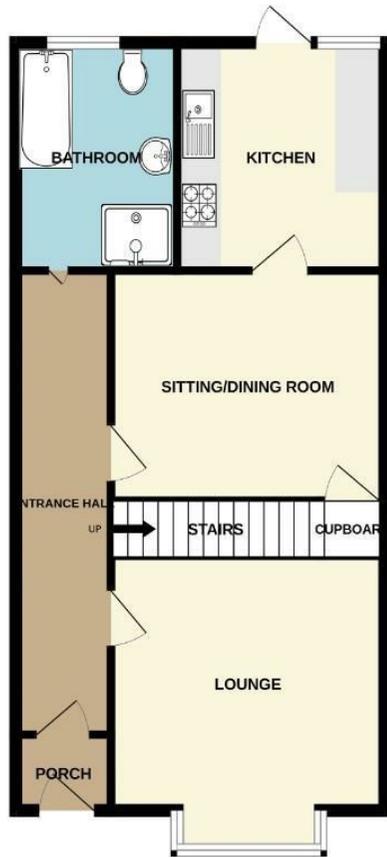
£250,000

****Builder/Investor Project!**** We're looking for someone to make this home wonderful again. It sits in a prime location in Greenbank. Hinton Road is within walking distance of the independent local eateries and fresh food stores as well as the large green space in and around the cemetery. Deceptively spacious inside and out with a larger than average garden. Internally offering two large reception rooms leading to the kitchen and bathroom. Upstairs boasts two generous double bedrooms. The property needs a complete refurbishment along with repair to structural historic cracks.

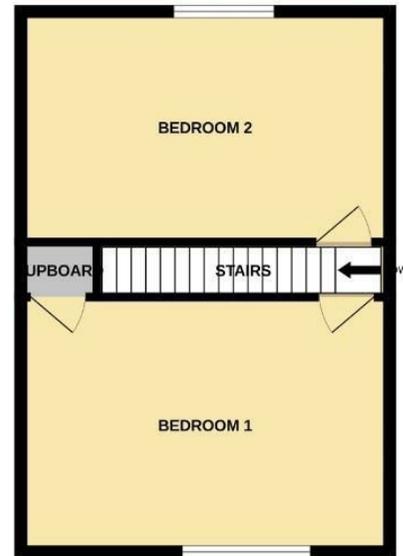
- Prime Greenbank Location
- Close to Amenities & Cemetery
- Great Transport Links
- Train Station & Cycle Path Close By
- Large Garden
- Complete Refurbishment Required
- Structural Repairs Required
- Potential to Add Value
- Large Reception Rooms & Bedrooms
- Chain Free

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GROUND FLOOR

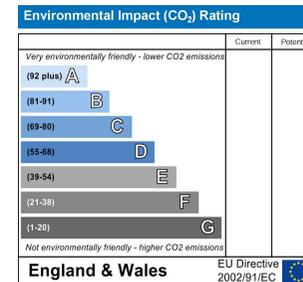
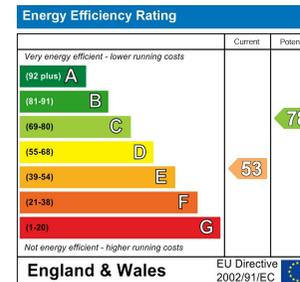


1ST FLOOR



2 BED MID 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 Metropix 62326



Front Door

Entrance Hall

Lounge

14'4" x 12'5"

Bay window to front, radiator, fire

Dining Room

12'5" x 10'8"

Under stairs storage cupboard, radiator, fire, door into...

Kitchen

9'10" x 8'6"

Tiled walls. Wall and base units with work surface over, sink and drainer, space for oven and fridge freezer, window and door onto garden

Bathroom

9'11" x 5'2"

Four piece suite comprising shower cubicle, bath, wc, wash hand basin, tiled walls, window to rear

Stairs

Leading to first floor landing with doors to...

Bedroom One

15'10" x 12'0"

Window to front, radiator, built in cupboard

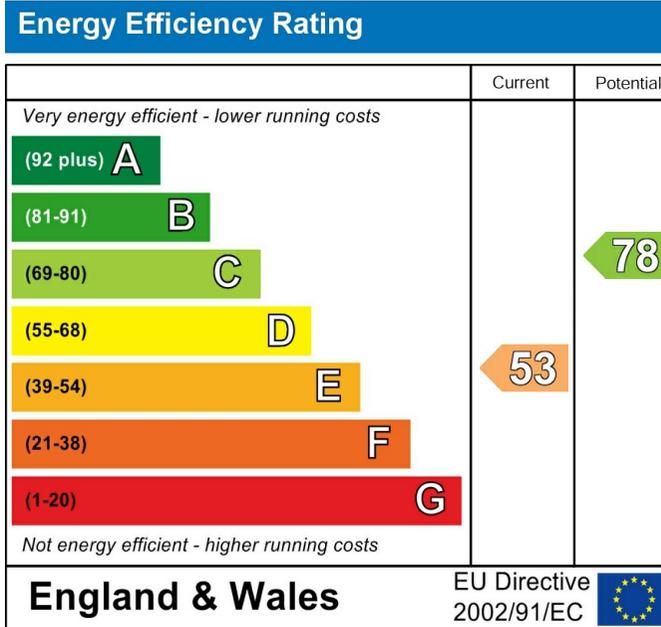
Bedroom Two

15'8" x 10'9"

Window to rear, radiator

Garden

East facing, overgrown but good size, potential to create access again to rear locked lane



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.









