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# 6 Camerton Road, Greenbank, Bristol, BS5 6HN

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## £380,000

**TWO DOUBLE BEDROOMS & A HOME OFFICE!** This chain free pretty period terrace is ready to move into. Full of character and charm including original tiles and stained glass. It's bright and cheerful throughout and still has room for improvements. The layout is just right with a sunny kitchen diner to the rear opening onto a South West facing private garden. The bay fronted lounge sits at the front and boasts quality double glazed sash windows like the master bedroom. Upstairs is a generous bathroom along side the two large bedrooms and a home office! The loft has space enough to extend in the future. All this sitting in a quiet road with a lovely community within the neighbours and easy access to all of Easton & Greenbank's eateries. The train station and cycle path are close by too.

- Prime Greenbank Location
- Large Green Cemetry at the end of the Road
- Chain Free Home
- Cheerful & Bright Inside
- Kitchen Diner & First Floor Bathroom
- Sunny Back Garden
- Two Double Bedrooms & Home Office!
- 76 Square Meters EPC D
- Double Bay Attractive Terrace
- Characterful & Ready for Improvements

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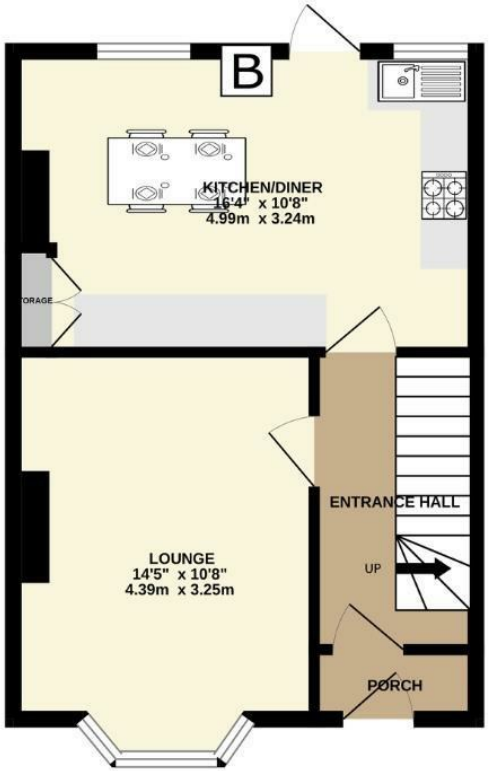
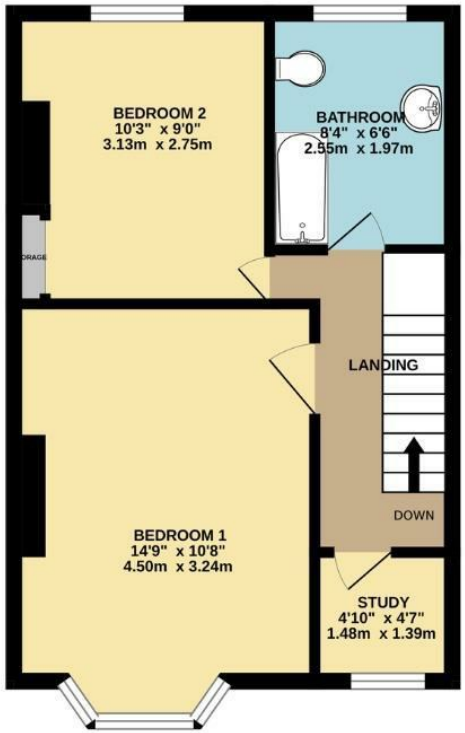
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.




1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.




2 BED MID TERRACE

TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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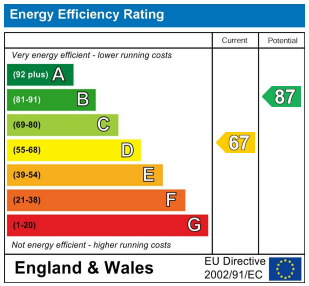
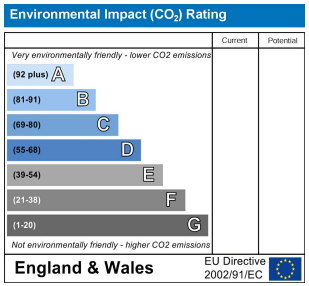


**FRONT DOOR**
Tiled front garden. Blue wood door with stained glass over opening into

**PORCH**
Original tiles to the floor. Wood doors opening into

**ENTRANCE HALL**
Stairs curving to the first floor, under stairs storage cupboard, radiator, doors into

**LOUNGE**
14'4" x 10'8"
Quality sash double glazed bay windows to front, wall mounted gas fire, radiator, ceiling coving

**KITCHEN DINER**
16'4" x 11'6"
Wall and base units with work surface over, sink and drainer, space for washing machine, oven and fridge freezer, wall mounted combination boiler, original display cabinet beside chimney breast, ample space for dining furniture, radiator, two double glazed windows to rear, door with cat flap to rear garden

**STAIRS**
Leading to first floor landing with loft access and doors to

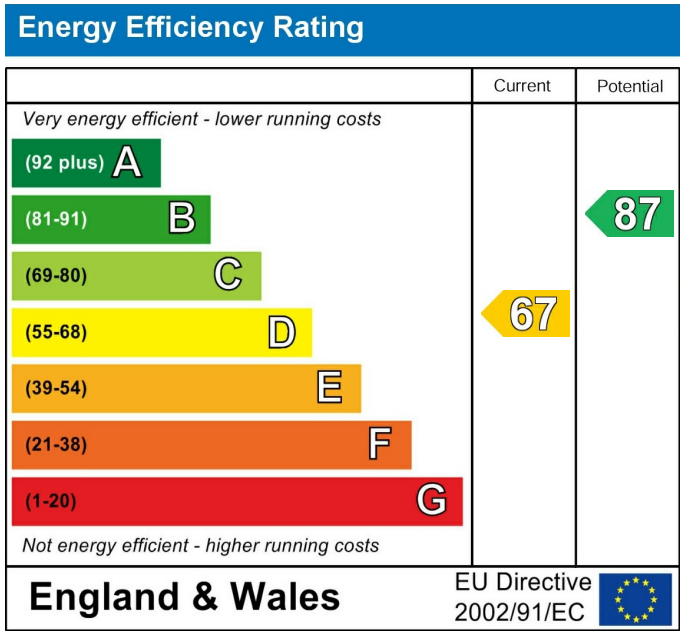
**BATHROOM**
8'4" x 6'5"
Three piece suite comprising bath with shower over, wc, wash hand basin, radiator, obscure glazed window to rear

**BEDROOM ONE**
14'7" x 10'7"
Double glazed sash window to front bay, radiator

**BEDROOM TWO**
11'8" x 9'0"
Double glazed window to rear, radiator, storage alcove

**STUDY**
4'10" x 4'6"
Double glazed window to front

**GARDEN**
South West facing sun trap! Storage shed, patio and mature plants




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.