

# HUNTERS®

HERE TO GET *you* THERE



## Gloucester Street

Eastville, BS5 6QF

Guide Price £340,000



Hunters are delighted to offer for sale this highly attractive period mid terrace property located in a position being within easy reach to Eastville Park. This lovely well presented home has been the subject to much improvement by the present occupier, now offering modern and stylish decorations throughout.



## ENTRANCE

Via a panelled door into inner vestibule, tiled floor and glass panelled door into ....

## HALL

Fitted radiator, stairs to first floor, wood grain effect fitted laminate floor, understairs built in storage cupboard.

## LOUNGE 13'1" x 10'9" (3.99 x 3.28)

Dimension into bay. UPVC double glazed bay window to front, fitted radiator, wood grain effect fitted laminate floor, Victorian style coal effect fitted electric fireplace with decorative tiling on a tiled hearth with wood mantle surround, ceiling coving.

## SECOND RECEPTION ROOM 12'10" x 11'2" (3.91 x 3.40)

Fitted radiator, wood grain effect fitted laminate floor, space and area for table and chairs, pebble effect modern gas fitted fire, opening into ...

## KITCHEN 8'10" x 7'11" (2.69 x 2.41)

UPVC double glazed window and double glazed door to rear opening up onto the garden. A superb fitted kitchen with modern shaker style base and wall fitted units, beech block effect oak working surfaces incorporating a Belfast style sink, chrome effect mixer taps, space for fridge/freezer, fitted gas hob with extractor over, separate oven, microwave, dishwasher and washing machine, fitted sky light.

## SHOWER ROOM

UPVC double glazed window to rear, chrome effect fitted towel rail, luxury appointed contemporary fitted stylish suite with double tray with chrome effect rainfall shower with separate mixer tap, sink into storage unit with storage below, low level w.c. decoratively tiled throughout.

## FIRST FLOOR LANDING

Fitted sky light.

## BEDROOM 1 14'2" x 11'1" (4.32 x 3.38)

UPVC double glazed window to rear, fitted radiator, wood grain effect fitted laminate floor, built in storage cupboard housing gas combination boiler serving central heating and hot water.

## ENSUITE SHOWER ROOM

Contemporary luxury appointed suite with corner cubicle with overhead shower, low level w.c. sink into storage unit with cupboard below, chrome effect heated towel rail. decoratively tiled throughout.

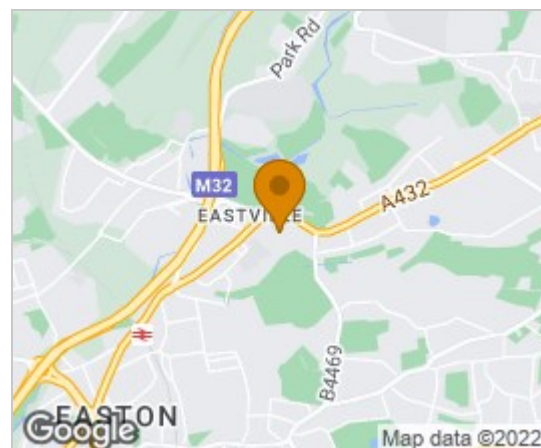
## BEDROOM 2 13'9" x 10'5" (4.20 x 3.18)

UPVC double glazed window to front, wood grain effect fitted laminate floor, fitted wardrobes with hanging and shelving.

## EXTERIOR

To the rear has a timber decked area adjoining the property, the remainder is laid to paving, water feature, bedding to side, access gate to rear which leads onto a pedestrian rear access road. To the front has a modest garden laid to gravel with wrought iron gate.

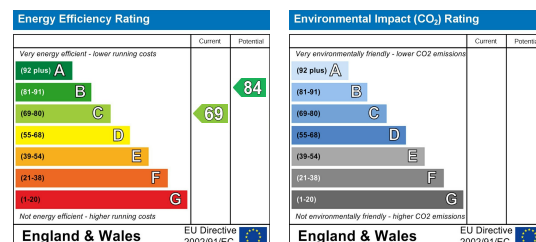
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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