



HUNTERS[®]
HERE TO GET *you* THERE

44 Napier Road, Bristol, BS5 6NU

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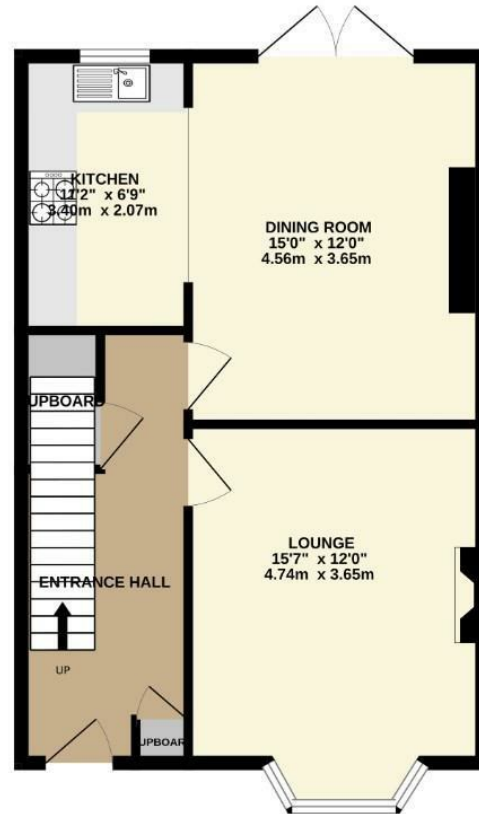
£325,000

****Cosy & Cool Contemporary Home!**** Sitting in a BS5 Cul De Sac with brilliant transport links, retail park and Easton amenities on the doorstep. Internally the finish is the real wow factor here including original wood flooring, a bespoke wood fitted kitchen with eye catching quartz work surfaces. French doors from the dining area open onto a sunny generous garden. The cosy lounge to the front is complete with new wood burner and hand made storage. Upstairs provides two double bedrooms and a bathroom. All this is complemented by built in storage cupboards, new electrics and boiler - finished recently so ready to move into! Please make contact to have a look inside.

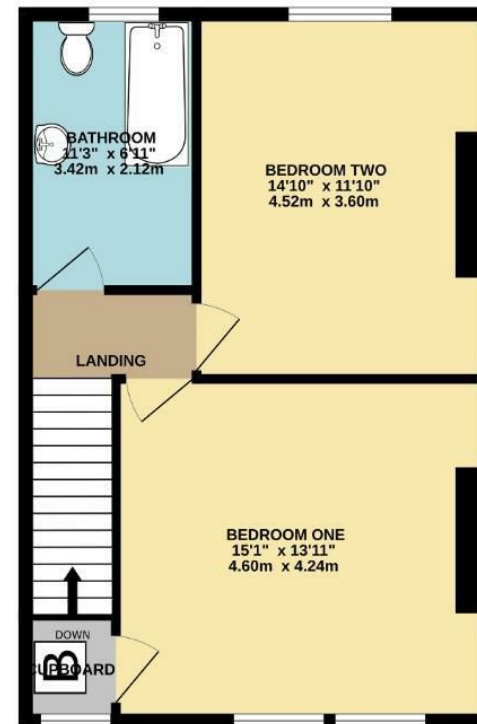
- Cul De Sac Location
- Larger Than Average Sunny Garden
- Cool Contemporary Finish Throughout
- 78 Square Meters, EPC D
- New Bespoke Kitchen with Quartz Work Surface
- New Wood Burner
- Two Double Bedrooms
- Motorway & Retail Park on the Doorstep
- Kitchen Diner with French Doors
- New Electrics 2024 & New Boiler 2025

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



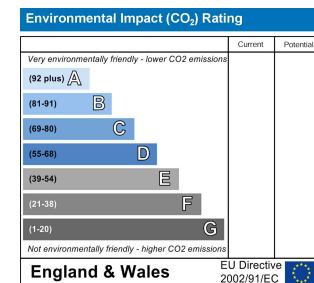
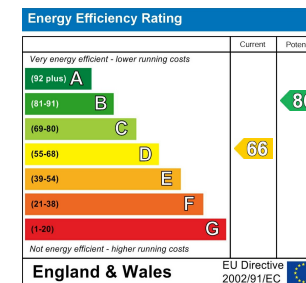
1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



2 BED TERRACE

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
Made with Metropix ©2025



Front Door

Front garden bin space. New composite door opening into

Entrance Hall

Cupboard housing meters, stairs to first floor, under stairs storage space, large cupboard, doors into

Lounge

15'5" x 9'8"
Double glazed bay window to front, fireplace housing wood burner, hand made storage and shelving to alcove, original wood flooring, radiator

Dining Area

15'1" x 12'4"
Double glazed French doors to rear garden, display fireplace, radiator, original wood flooring, opening into

Kitchen

11'1" x 6'9"
Bespoke wooden painted units with quartz work surface over, sink and drainer, fitted double eye level oven and induction hob, built in microwave, integrated dishwasher, washing machine and recycling unit., space for stand alone fridge freezer, double glazed window to rear

Stairs

Leading to first floor landing with loft access and doors to

Bathroom

9'1" x 4'11"
Three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls, radiator, obscure glazed window to rear

Bedroom One

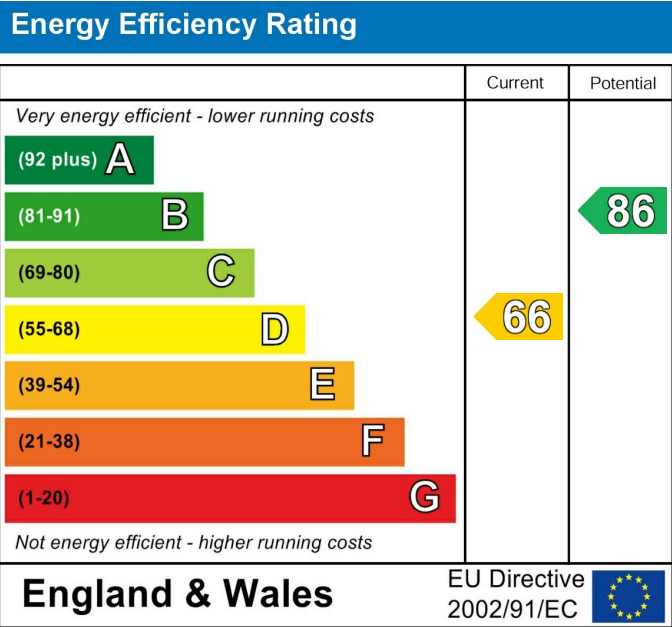
13'8" x 12'4"
Double glazed double window to front, built in storage cupboard over stairs with light, radiator

Bedroom Two

12'4" x 9'3"
Double bedroom. Double glazed window to rear, radiator

Garden

West facing. Shingle stone seating area and path running between lawn enclosed by fencing, shed.



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.









