



**HUNTERS®**

HERE TO GET *you* THERE

42 Stanley Park, Easton, Bristol, BS5 6DT



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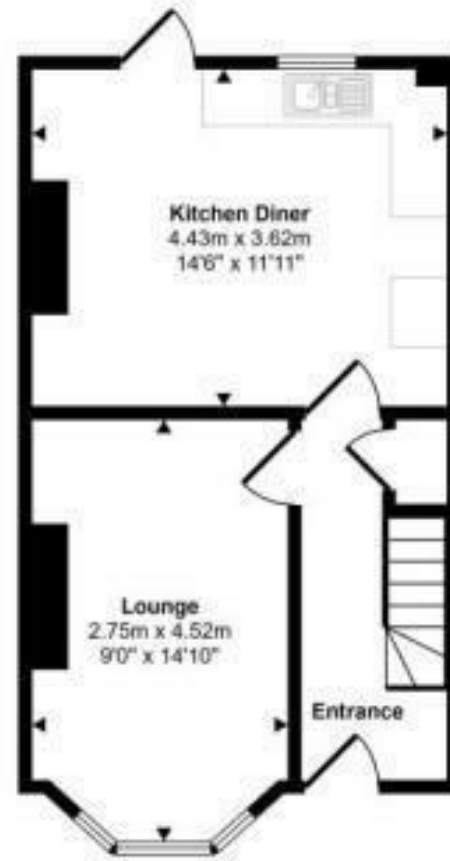
£375,000

**\*\*CHAIN FREE & NEWLY REFURBISHED!!\*\*** Sitting in a quiet popular cul de sac location with a lane leading to St Marks Road amenities in the heart of Easton which is full of a wonderful community and independent businesses along with the train station and cycle path just around the corner. Inside there are no improvements to be made here and the generous garden is West facing! The kitchen diner is the wow factor complete with brand new appliances, ample space for dining and access straight out to the sunny garden. A bay fronted lounge at the front,, upgrade bathroom to the first floor along with a huge master bedroom and additional double bedroom. Please come along and have a look.

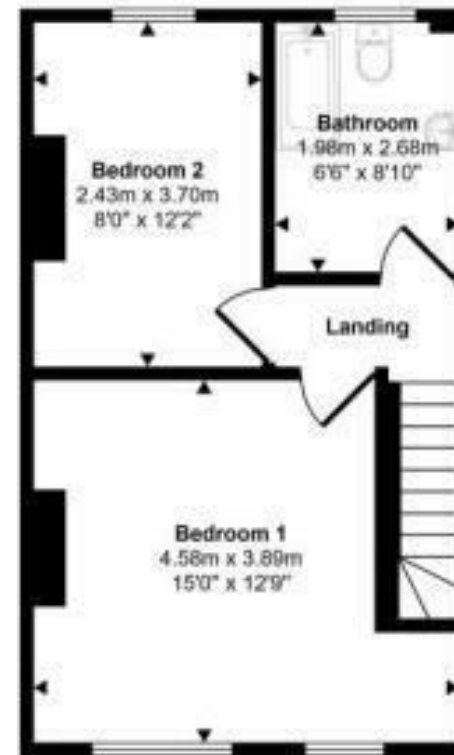
- Location is Key!
- Chain Free & Turnkey Ready
- Huge Master Bedroom
- Complete Refurbishment
- Large Bright Kitchen Diner
- Brand New Appliances Included
- New Flooring Throughout
- West Facing Generous Garden
- Immediate Access to St Marks Road Amenities
- First Floor Bathroom

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
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Approx Gross Internal Area  
70 sq m / 756 sq ft



Ground Floor  
Approx 35 sq m / 378 sq ft



First Floor  
Approx 35 sq m / 379 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

**FRONT DOOR**

Composite door opening into

**ENTRANCE HALL**

Corner meter cupboard, stairs curving to first floor, new laminate flooring, under stairs storage cupboard with shelving, doors to...

**LOUNGE**

14'9" x 9'0"  
Double glazed bay windows to front, radiator, new laminate flooring

**KITCHEN DINER**

14'6" x 11'10"  
Brand new grey matt wall and base units with work surface over, mat black one and half bowl sink and drainer with mixer tap over. new fitted oven and hob with black glass extractor fan over, space for washing machine, dishwasher and fridge freezer, new appliances can stay if required, cupboard housing Baxi combination boiler for heating, radiator, ample space for dining furniture. double glazed window and door to rear garden

**STAIRS**

Stairs leading to first floor landing with new grey carpet, loft access and doors to...

**BATHROOM**

8'9" x 6'5"  
New wc and wash hand basin with vanity unit beneath, black towel radiator, bath with new shower over and glass shower screen, obscure glazed window to rear

**BEDROOM ONE**

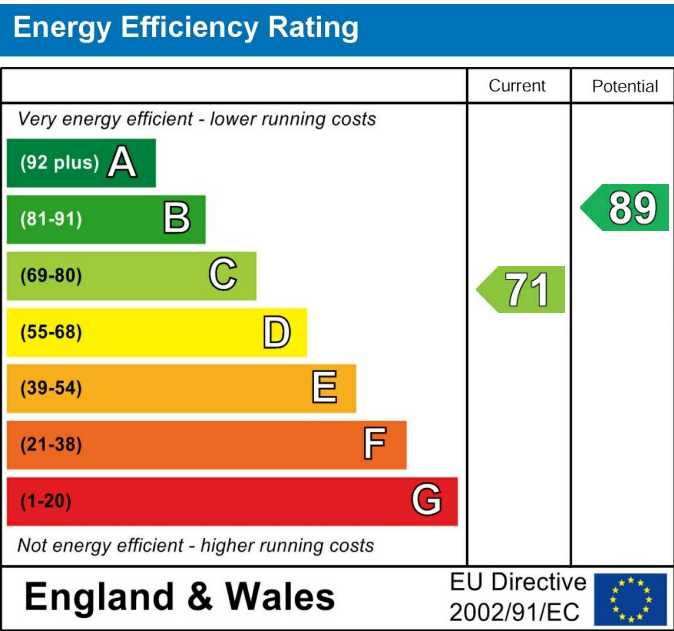
15'0" x 12'9"  
Two double glazed windows to front, radiator

**BEDROOM TWO**

12'1" x 7'11"  
Double glazed window to rear, radiator

**GARDEN**

West Facing. Step down to patio hard standing seating area, stone area, new fencing



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.



















