HUNTERS®
HERE TO GET *you* THERE

15 Church Avenue, Easton, Bristol, BS5 6DY

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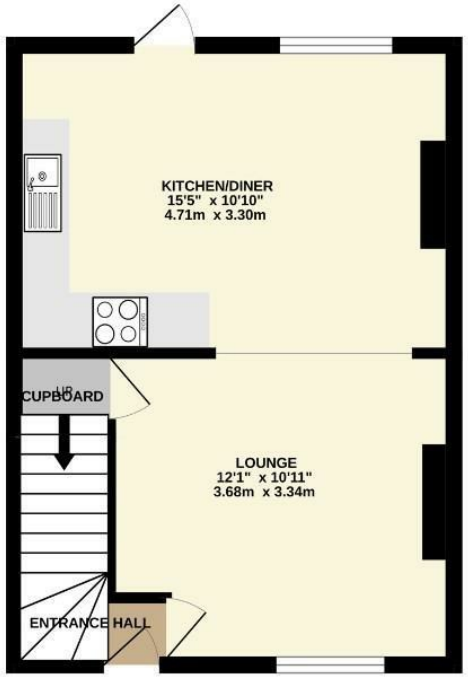
£415,000

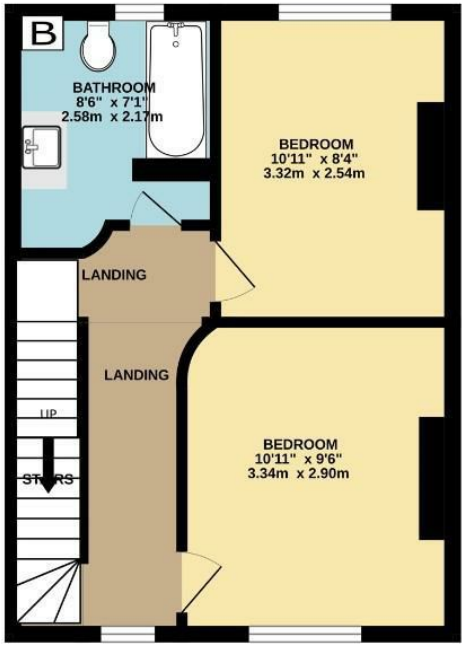
Cul De Sac - Handy & Peaceful Location Literally footsteps away from St Marks Road independent businesses and train station yet nestled in the hub of a peaceful street with a lovely community vibe. This CHAIN FREE bright and spacious home is ready to move into and in fantastic condition throughout - laid out over three floors providing three double bedrooms, first floor bathroom, built in storage, generous low maintenance garden and open plan living to the ground floor finished with engineered oak flooring, fireplace and kitchen with integrated appliances, what more could you possibly need - freshly painted and new carpets - so clean and fresh. Please make contact to have a look inside.

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

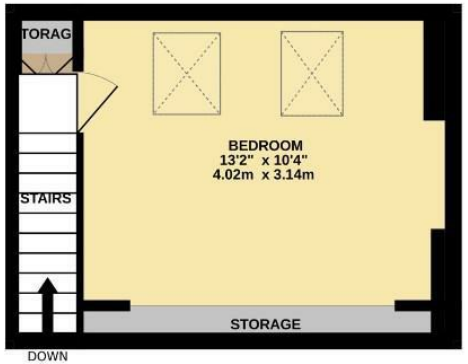
GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
174 sq.ft. (16.1 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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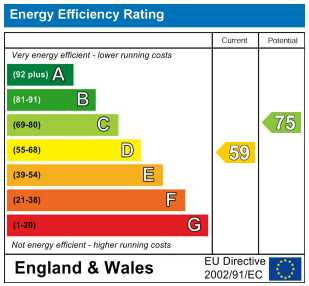
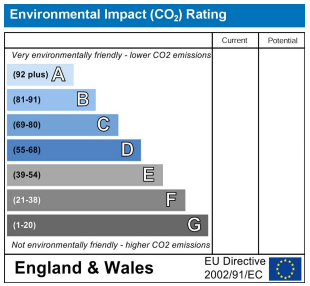




Front Door
Front garden space for bins and plant, wood recycle box, wooden green door opening into..

Entrance Lobby
Wall mounted cupboard housing meters, stairs to upper floors, wood door into..

Lounge
Engineered oak flooring through ground floor, storage units to alcoves, Victorian cast iron fireplace, built in large under stairs storage cupboard with power, double glazed bay window to front, large opening into...

Kitchen Diner
Wall and base units with work surface over, sink and drainer, integrated dishwasher, fitted oven and hob with extractor fan over, space for washing machine and fridge freezer, shelving to alcoves, ample space for dining furniture, double glazed window and door to rear garden

Stairs
Leading to first floor landing with new carpet, built in storage cupboard over head, double glazed window to front, stairs to loft room and doors to..

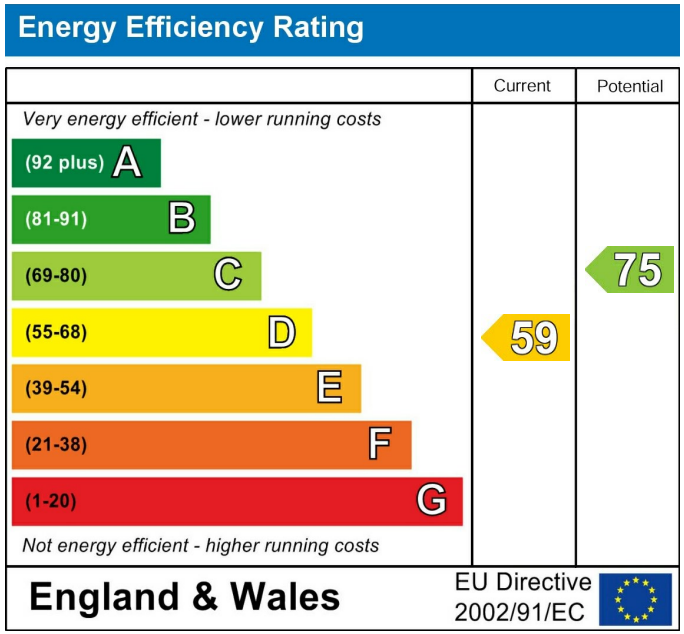
Bathroom
Three piece white suite comprising wc, wash hand basin on table, bath with shower over, glass shower screen, tiled splash backs, cupboard housing Worcester combination boiler, storage shelving, obscure glazed window to rear

Bedroom Three
Double bedroom with new carpet, double glazed window to rear

Bedroom Two
Storage to alcove, new carpet, double glazed window to front

Stairs
Leading to landing with built in storage cupboard, white washed wood flooring, door into..

Loft Bedroom One
Two Velux skylights, storage to eaves with curtain



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.

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