



HUNTERS[®]
HERE TO GET *you* THERE

23 Robinson Drive, Easton, Bristol, BS5 0UU

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£350,000

****CUL DE SAC LOCATION & PARKING**** Nestled in a quiet position between St Judes & Easton Near Central Bristol with immediate transport links and walking distance to Cabot Circus! Three Floors, Three Double Bedrooms and all so well maintained by the current owner. The garage has been converted to make an additional reception room or large kitchen diner. Upstairs is a generous lounge with a double bedroom. The top floor provides another two bedrooms and family bathroom. The well proportioned layout is versatile and there is no shortage of storage! Front and rear gardens that don't go out onto main roads - ideal for pets and children. This would also make a great buy to let with the space & condition!

- Gated Parking
- Cul De Sac Location
- Good Condition Throughout
- Bathroom & Cloakroom
- Tons of Built in Storage
- Two Reception Rooms
- Three Good Size Bedrooms
- Modern Boiler & Double Glazing
- Potential to be a Four Bed
- Central Bristol Location

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STORAGE

KITCHEN/BREAKFAST ROOM

SITTING/DINING ROOM

ENTRANCE HALL



STORAGE

WC

UP

Floor plan of the first floor. The layout includes a large yellow lounge at the bottom, a yellow bedroom at the top left, and a central orange hallway. The hallway features a staircase with an 'UP' arrow pointing right and a 'DOWN' arrow pointing right. A door is shown swinging into the hallway from the bedroom.

The floor plan shows a rectangular layout. On the left are two large yellow rectangular rooms, each labeled 'BEDROOM'. To the right of these is a narrow vertical brown corridor labeled 'LANDING'. At the bottom of the landing is a light blue rectangular room labeled 'BATHROOM', which contains a bathtub, a toilet, and a sink. To the right of the landing is a grey rectangular area labeled 'DOWN STAIRS', with a black arrow pointing upwards towards a white staircase area at the top right of the plan.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		77	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

FRONT DOOR

Upvc door opening into

CLOAKROOM

5'9" x 2'1"
Obscure glazed window to front, wc, wash hand basin

ENTRANCE HALL

Radiator, stairs to first floor door to back garden, doors to

STORAGE

Three built in cupboards

KITCHEN

14'3" x 8'4"
Wall and base units with work surface over, sink and drainer, space for range oven, washing machine & fridge freezer, built in storage cupboard with shelving, double glazed window to rear, opening into

DINING/SITTING ROOM

16'0" x 7'9"
Previously the garage - converted in 1994. Double glazed window to front, radiator

GARDENS

Paved space to the rear of the property

STAIRS

Leading to first floor landing with radiator and double glazed window to rear, stairs to second floor and doors to

LOUNGE

14'10" x 10'3"
Large double glazed window to front, radiator

BEDROOM TWO

12'4" x 8'5"
Double bedroom, Double glazed window to rear, radiator

STAIRS

Leading to second floor landing with radiator and double glazed window to front, built in storage cupboard and doors to

BEDROOM ONE

15'0" x 8'9"
Double glazed window to front, radiator

BATHROOM

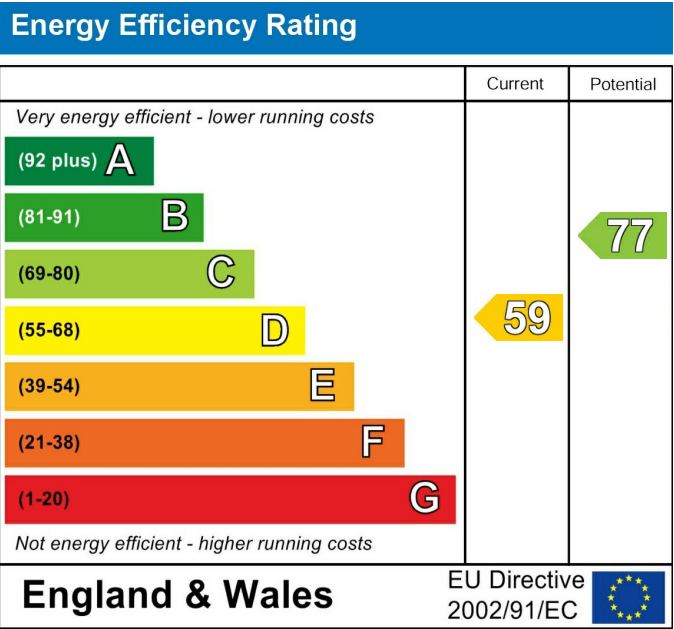
8'9" x 5'6"
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, radiator, cupboard housing combination boiler, obscure glazed window to front

BEDROOM THREE

8'7" x 8'0"
Single bedroom. Double glazed window to rear, radiator

PARKING

Hard standing to front for parking, gates and arch frame, space for a shed, front door



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.







