



HUNTERS[®]
HERE TO GET *you* THERE

31 Washington Avenue, Easton, Bristol, BS5 6BT

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Guide Price £300,000

What a Great Project! Would you like to make this home charming again!? Sitting on a very popular quiet road on the Easton Greenbank borders leading you to all the cool amenities in the heart of a lovely community. Internally this house needs a complete refurbishment so please show an interest if that's what you're after! With a bay fronted lounge sitting in front of the large central sitting/dining room opening onto a kitchen that has potential for extension leading to the downstairs bathroom and courtyard garden. Upstairs are two doubles and a single bedroom or home office complete with Vaillant combination boiler for heating. Although it appears the electrics, heating and windows are fine, you need to budget for a new kitchen and bathroom here. Please get in touch to ask more questions or arrange a visit. This one is CHAIN FREE!

- Lots & Lots of Potential To Add Value!
- Refurbishment Required
- 83 Square Metres - EPC D
- Lovely Quiet Road - Easton Greenbank Borders
- Two Reception Rooms
- Three Bedrooms
- Heating, Electrics & Windows Appear OK
- New Kitchen & Bathroom Required
- Courtyard Garden
- CHAIN FREE!

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GROUND FLOOR

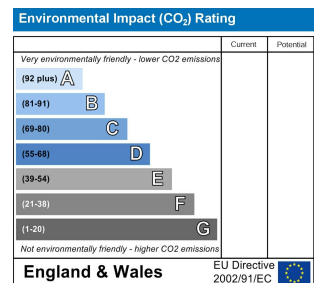
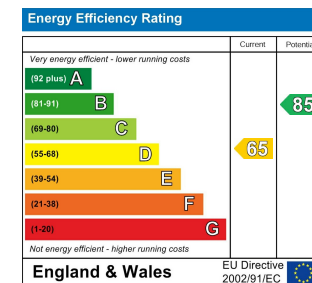


1ST FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Red wooden door with obscure glass opening into

ENTRANCE HALL

Corner cupboard housing gas meter, wall mounted fuse box, radiator, stairs to first floor, two under stairs storage cupboards, doors into

LOUNGE

13'0" x 9'7"
Double glazed bay window to front, radiator, fireplace

SITTING DINING ROOM

15'7" x 12'3"
Large central family room with ample space for lounge and dining furniture, double glazed window to rear looking onto the garden, radiator and opening into

KITCHEN

8'0" x 4'4"
Wall and base units with work surface over, sink and drainer, space for two appliances, tiled splash backs, double glazed window to side, door into

UTILITY LOBBY

With door to utility cupboard for washing machine, door to rear garden and door to

BATHROOM

6'11" x 5'2"
Three piece white suite comprising wc, wash hand basin, bath, tiled splash backs, chrome towel radiator, obscure glazed window to rear

STAIRS

Leading to first floor landing with doors to

BEDROOM ONE

12'6" x 8'5"
Double glazed window to front, fireplace, radiator, built in cupboard over stairs

BEDROOM TWO

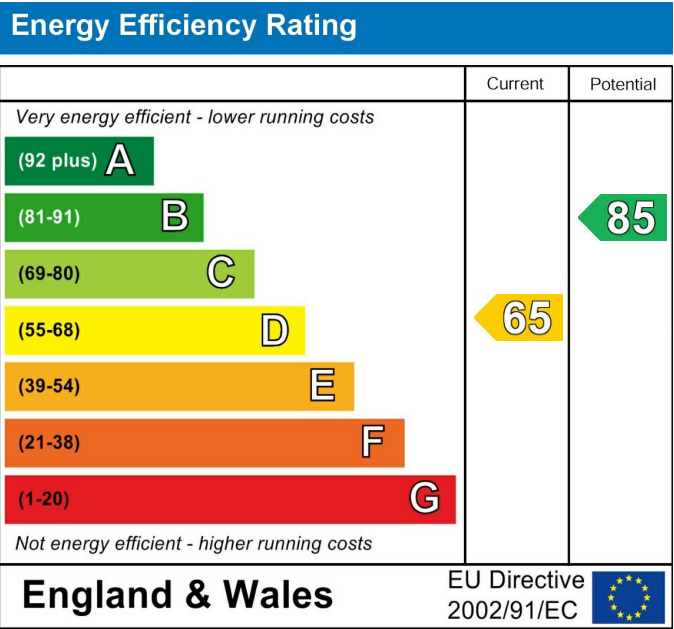
12'3" x 8'5"
Double glazed window to rear, radiator, fireplace

BEDROOM THREE

8'3" x 6'7"
Cupboard housing Vaillant boiler for heating, double glazed window to rear

GARDENS

Court yard garden to rear with flower beds enclosed by walls.
Front garden with flower bed, bin space, wall and gate



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.





