



HUNTERS[®]

HERE TO GET *you* THERE

92 Greenbank Road, Greenbank, Bristol, BS5 6HL

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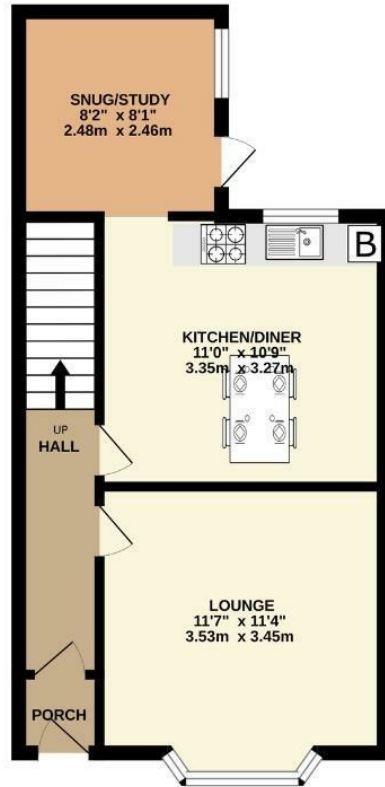
Offers In Excess Of £350,000

****GREENBANK CEMETERY VIEWS!**** Prime Location and South Facing Garden! Look at this double bay Victorian terrace that's neutral and ready to move into with tons of potential to put your own stamp on it....complete with a central kitchen diner along with a lounge to the front and a snug/home office to the back. Upstairs boasts a large four piece bathroom and two double bedrooms! This home is CHAIN FREE as the student tenants leave in June. EPC rating C! Please make contact to view - this is a good price for this location, size and layout.

- 74 Square Metres - EPC C
- Prime Greenbank Location
- Overlooking The Cemetery
- Double Bay Fronted Period Terrace
- Kitchen Diner
- Snug & Lounge
- South Facing Garden!
- Two Double Bedrooms
- Huge First Floor Bathroom
- CHAIN FREE - Student Tenants Leaving in June.

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GROUND FLOOR

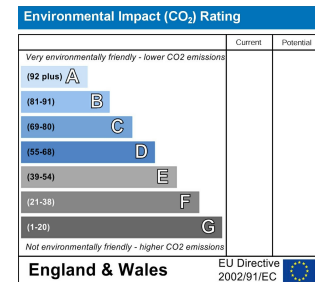
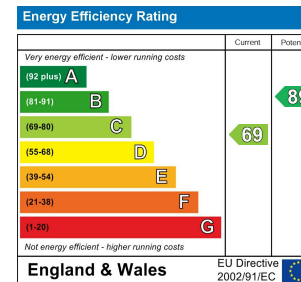


1ST FLOOR



2 BED MID TERRACE

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

Wood door with stained glass window above, space in front garden for bins, bikes, plants

ENTRANCE HALL

Hallway with wall mounted meters, stairs to first floor, radiator and doors to

LOUNGE

13'1" x 11'2"

Currently used as a double bedroom. Double glazed bay window to front, radiator

KITCHEN DINER

11'11" x 10'7"

Wall and base units with work surface over, one and a half bowl sink and drainer, fitted oven and hob, space for appliances, wall mounted Valliant combination boiler for heating, space for table and chairs, double glazed window to rear and opening into

SNUG

7'11" x 7'9"

Could be a small lounge, dining area or home office, radiator, double glazed window and door to side leading to garden, wall light

STAIRS

Leading to first floor landing with loft access and doors to

STORAGE

Built in cupboard above stairs with hooks

BATHROOM

8'1" x 8'0"

Four piece large bathroom, part tiled walls, obscure glazed window to rear, radiator, tiled flooring, shower cubicle, bath, wc, wash hand basin with vanity unit beneath

BEDROOM ONE

13'3" x 13'1"

Double glazed bay window to front overlooking the cemetery

BEDROOM TWO


10'9" x 9'1"

Double glazed window to rear, radiator

GARDEN

South Facing, hard standing seating area, flower beds

Energy Efficiency Rating

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

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.



