



**HUNTERS®**

HERE TO GET *you* THERE

11 Felix Road, Bristol, BS5 0JL

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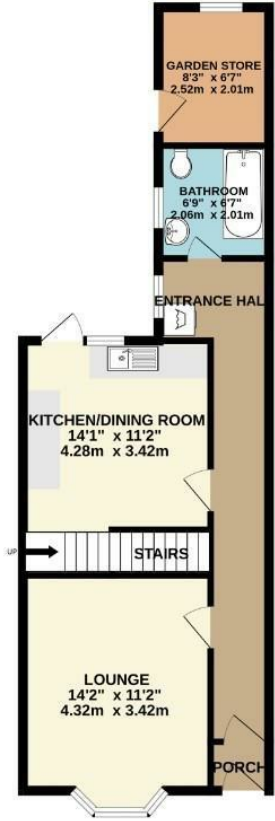
£300,000

**\*\*Large Two Bed with So Much Potential!\*\*** Requiring a refurbishment, this attractive property could be worth £375-£400,000 this time next year! The charming double bay brings the character to this building. The access to Central Bristol as well as Easton's vibrancy & amenities are the real benefits here. Internally there is a lot of space with a central kitchen diner between the lounge and bathroom on the ground floor. Upstairs boasts a vast master bedroom and another large bedroom to the back that leads to a third versatile room that would make an ideal bathroom, home office or dressing room. Outside the garden has a long sheltered area ideal for drying washing and a handy garden store. Please make contact to have a look inside.

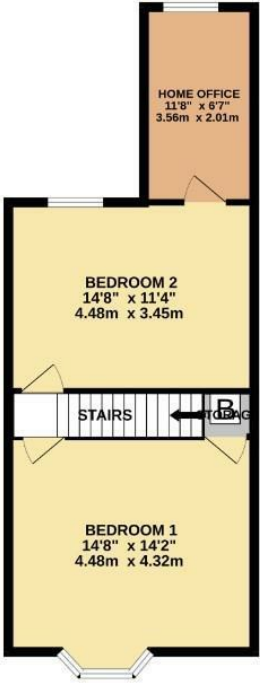
- Chain Free - So Much Potential!
- 76 Square Meters - EPC D
- Handy Garden Store
- Large Bay Fronted Lounge
- Kitchen Diner
- Garden Shelter to Sunny Private Garden
- Two Large Double Bedrooms
- Third Room going off Bedroom Two
- Home Office or Dressing Room
- Potential to Create a First Floor Bathroom/En-Suite

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
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GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



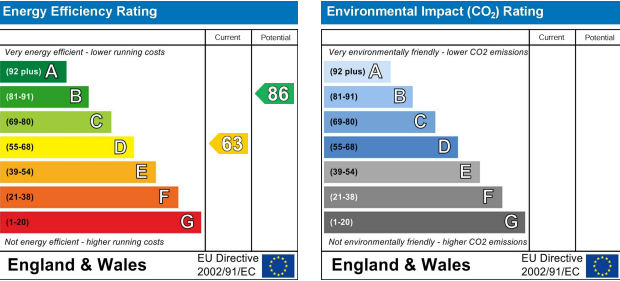
1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 with space for plants, bike & bin store, low wall and gate. Quality composite front door opening into...

### Entrance Hall

Internal porch, door opening into long hallway with wood panelling, radiator, wall mounted meters, stairs to the left leading to first floor, corner with window before bathroom providing space and plumbing for washing machine, doors to...

### Lounge

14'2" x 11'2"

Double glazed bay window to front, radiator

### Kitchen Diner

14'1" x 10'4" to under stairs

Wall and base units with work surface over, sink and drainer, space for three appliances, double glazed window and door to garden

### Bathroom

6'8" x 6'4"

Fully tiled. Three piece white suite comprising bath with shower over, wc, wash hand basin, obscure glazed window to side

### Stairs

Leading to first floor landing with doors to...

### Bedroom One

13'11" x 13'9"

Double glazed bay window to front, radiator, cupboard housing Baxi boiler for heating. loft access

### Bedroom Two

13'8" x 10'11"

Double glazed window to rear, radiator, door and step down to..

### Dressing Room/Home Office

10'7" x 7'1"

Double glazed window to rear, radiator (above the bathroom below so ideal en-suite/bathroom)

### Garden


North West facing, long sheltered area beside the house leading to artificial lawn area with tree and flower beds, door to..

### Garden Store

8'3" x 6'1"

Power point, double glazed window to rear

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.





