



HUNTERS®
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27 Greenbank Avenue West, Easton, Bristol, BS5 6EP

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£367,500

THREE FLOORS - THREE DOUBLE BEDROOMS!! Ideal location behind St Marks Road providing immediate access to all transport links and popular coffee shops, restaurants, green spaces and pubs! This colourful home boasts wood flooring, stained glass and fireplaces and generous rooms throughout. Starting with the bay fronted lounge complete with log burner opening up onto kitchen diner leading to private garden. The generous ground floor bathroom has a skylight and space for the washing machine. The first floor provides two double bedrooms and the top floor has a double loft bedroom with skylights. All this is CHAIN FREE!!

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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FRONT DOOR

Red wood door with stained glass oval window opening into

ENTRANCE HALL

Long hallway with wall mounted meters, wood flooring, stairs leading to upper floors, doors to

LOUNGE

12'10" x 11'6"

Double glazed bay window to front, radiator, fireplace housing log burner, opening into

KITCHEN DINER

12'10" x 11'6"

Wall and base units with work surface over, tiled splash backs, sink and drainer, fitted oven and hob with extractor fan over, space for stand alone fridge freezer, along with table and chairs, built in pantry storage cupboard, double glazed door to rear garden

BATHROOM

9'6" x 7'7"

Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splas backs, radiator, space and plumbing for washing machine, velux sky light

STAIRS

Leading to first floor landing with window to rear, stairs to loft and doors to

BEDROOM TWO

14'2" x 11'1"

Double glazed window to front, exposed wood flooring, cast iron fireplace, radiator

BEDROOM THREE

12'10" x 9'4"

Double bedroom, double glazed window to rear, vast iron fireplace, radiator

STAIRS

Leading to top floor with door into

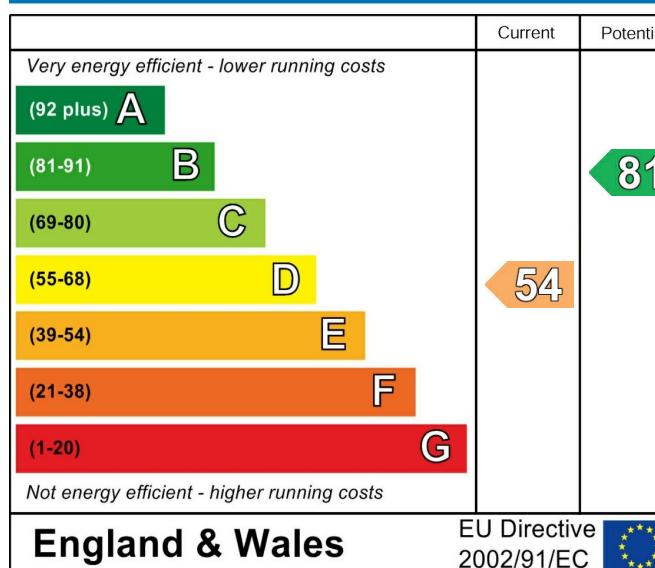
BEDROOM ONE

16'5" x 14'2" approx to eves

Loft room with storage alcove beside stairs, radiator, two Velux skylights either side

GARDEN

Private enclosed garden laid with patio stone, flower beds, enclosed by high walls

Energy Efficiency Rating

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.



