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48 Cromer Road, Greenbank, Bristol, BS5 6JX

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£475,000

WOW! LOOK AT THE SPACE AND LOCATION! This large family home is tucked neatly behind Este Kitchen - a trendy Greenbank Cafe. This Double Bay Victorian Villa has been loved for over 30 years by the current owners. Boasting two reception rooms on the ground floor along with a generous kitchen diner and utility and bathroom! Outside the garden is a hidden gem with sheltered drying area, storage, bike store and bbq enclosed by walls and mature plants for privacy. The first floor offers three bedrooms and a WC. The top floor provides a huge bedroom with views across the city. This one is a must see.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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FRONT DOOR

Front garden has mature hedges giving privacy from the street, Victorian tiling leading to quality composite door with glass window above with stained glass house number detail, opening into

ENTRANCE HALL

With internal entrance lobby with wood and glass door opening into hallway with stairs to first floor, radiator and doors to

LOUNGE

11'9" x 11'5"

Double glazed bay window to front, radiator, fireplace housing an electric fire, engineered oak flooring, opening into

DINER

12'1" x 10'2"

Fireplace, radiator, engineered oak flooring, raised window borrowing light from kitchen, door back to hallway

KITCHEN DINER

15'8" x 13'9"

Wall and base cream units with black work surface over, sink and drainer, space for oven, dishwasher and stand alone fridge and freezer, tiled flooring, radiator, ample space for sitting and dining furniture, Velux sky light, patio door to sheltered garden space, door and step down to

UTILITY

5'10" x 2'11"

Part tiled, space and plumbing for washing machine and tumble dryer, shelving, power points, window to side and door into

BATHROOM

11'1" x 5'2"

Part tiled, wc, wash hand basin with surface and vanity unit beneath, bath with electric shower over, obscure window to rear, towel radiator, tiled flooring

GARDEN

Sheltered area ideal for drying washing, steps down to stone area with flower beds, built in bbqe and bike store, door to

STORAGE

Built in outdoor cupboard

STAIRS

Leading to first floor landing with stairs to second floor and doors to

WC

5'2" x 1'11"

WC, wash hand basin, window to side

BEDROOM 4

8'6" x 7'10"

Single bedroom. Double glazed window to rear, radiator

BEDROOM 3

12'1" x 9'10"

Double bedroom, Double glazed window to rear, radiator

BEDROOM 2

15'5" x 13'9"

Double glazed bay window to front and separate window to front, radiator, built in cupboard

STAIRS

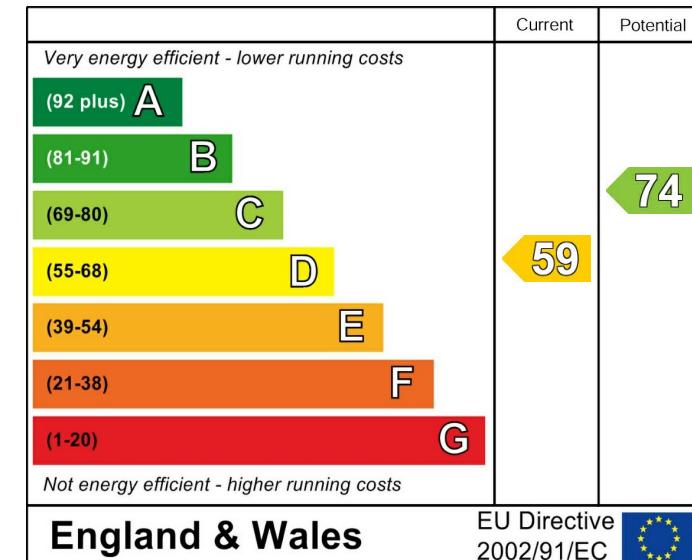
Turning exposed wood staircase to loft room/top floor, window to rear in dormer, landing and door into

BEDROOM 1

15'1" x 14'5"

Large double bedroom in the loft with dormer and windows to rear providing vast rooftop views across Bristol, exposed brick chimney, Velux window to front

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.







