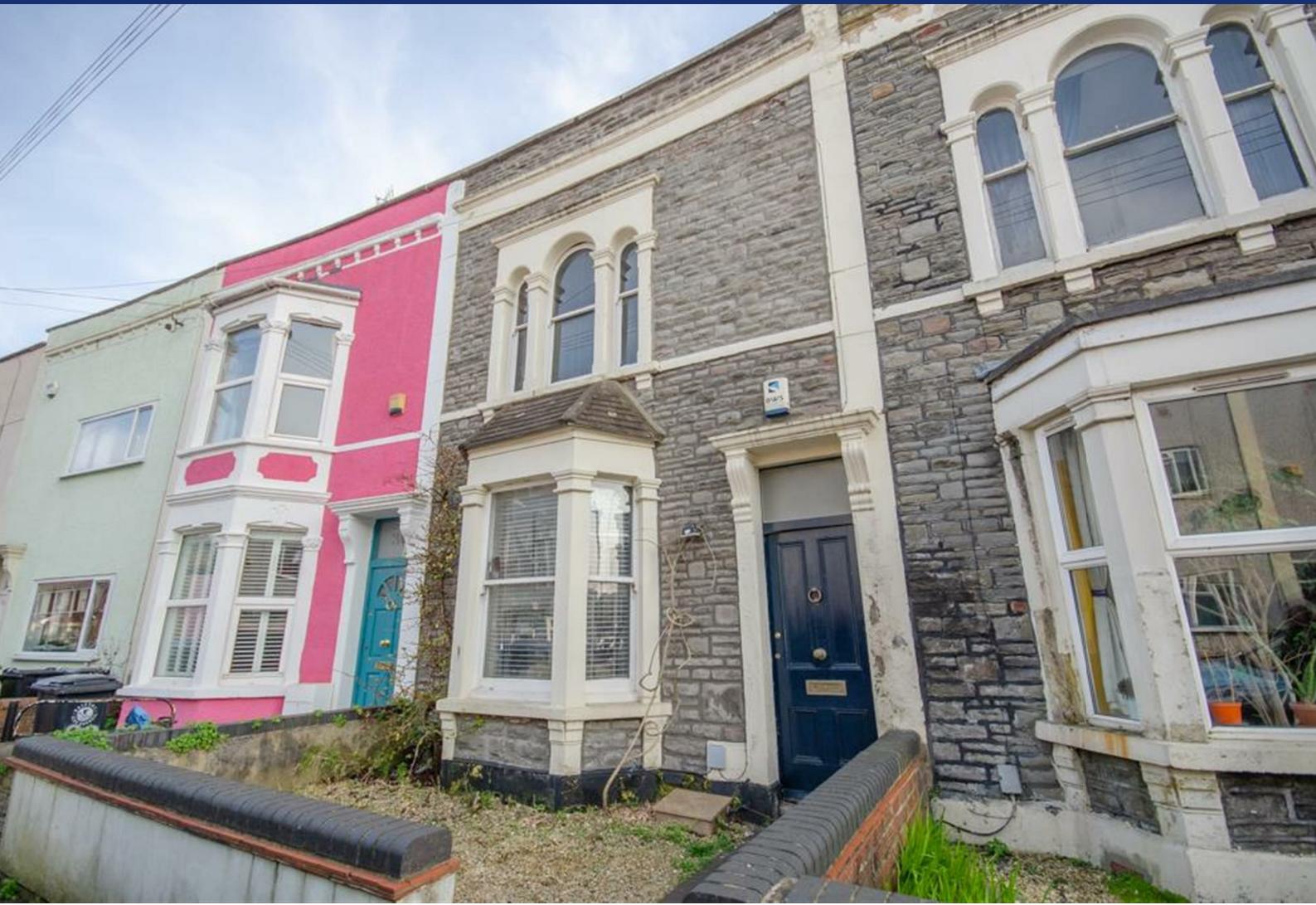


HUNTERS®

HERE TO GET *you* THERE



Chaplin Road

Easton, Bristol, BS5 0JU

Offers In Excess Of £350,000



Council Tax: A



28 Chaplin Road

Easton, Bristol, BS5 0JU

Offers In Excess Of £350,000



NB;

Since the photographs were taken the furniture has been removed so note that on viewings the property will look different

ENTRANCE HALL

Front door into hallway, radiator, doors to

LOUNGE

12'4" x 10'0" (3.78 x 3.07)

Double glazed bay window to front, log burner, built in shelves on both sides, opens into

DINING ROOM

13'3" x 8'5" (4.04m x 2.57m)

Vertical grey radiator, shelves on either side of the alcoves and opposite wall

SUN ROOM

6'9" x 9'10" (2.08 x 3.0)

Velux skylight, shelving, French doors open onto garden and opening into

KITCHEN

10'9" x 8'5" (3.28 x 2.57)

Accessed either from hallway or sun room, a double glazed wood framed window to rear, a range of matching wall and base units with work surface over, stainless steel sink drainer unit with mixer tap and tiled splash backs and gas hob, a wall mounted combination boiler, wood laminate flooring and radiator. space for dishwasher, built in double oven and microwave, space for fridge under stairs

STAIRS

Leading to first floor landing with Velux skylight, doors to rooms and built in storage cupboard

BEDROOM 1

15'3" x 12'4" (4.65m x 3.78m)

Spacious double bedroom, large double glazed arched shape window to front, radiator

BEDROOM 2

13'6" x 8'7" (4.14m x 2.62m)

Window to rear, radiator

SHOWER ROOM

4'11" x 4'7" (1.52m x 1.42m)

Standing shower cubicle, wash basin, WC, radiator, cupboard housing combination boiler for heating

BATHROOM

8'0" x 5'6" (2.44m x 1.68m)

Shower over bath, radiator, WC, built in storage cupboards, sink on built in unit, space underneath for washing machine/tumble dryer, window to rear

GARDEN

East facing low maintenance tranquil garden with stone laid seating area with flower bed and fence surround



Road Map



Hybrid Map



Terrain Map



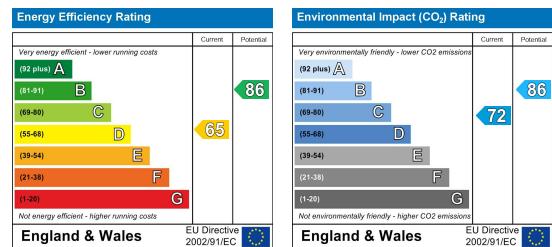
Floor Plan



Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.