



HUNTERS[®]

HERE TO GET *you* THERE

17 Church Avenue, Easton, Bristol, BS5 6DY

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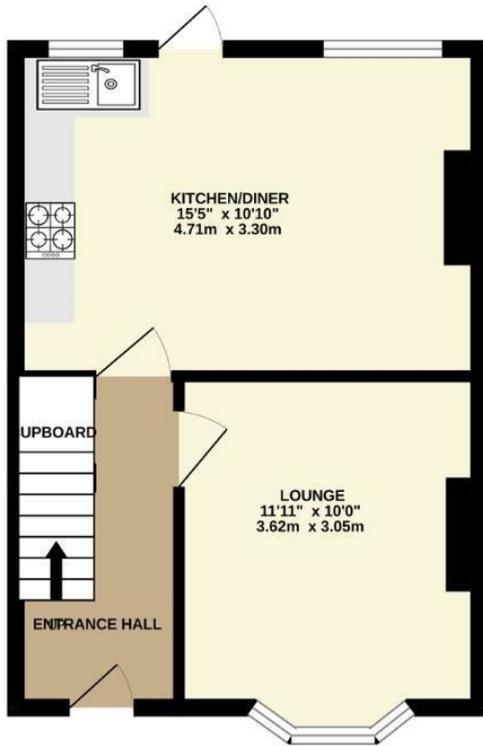
Offers In The Region Of £330,000

****LOCATION IS KEY HERE**** Cul De Sac Quiet Position behind St Marks Road providing all the best amenities in Easton. Inside this colourful home is full of personality and character as well as having a generous garden with lots of growing potential! Providing a lovely kitchen diner the full width of the house opening onto the garden and a cosy lounge to the front, both with wood flooring. Upstairs provides a bathroom and two double bedrooms. The transport links are on the doorstep along with the fantastic community! Please get in touch to have a look inside.

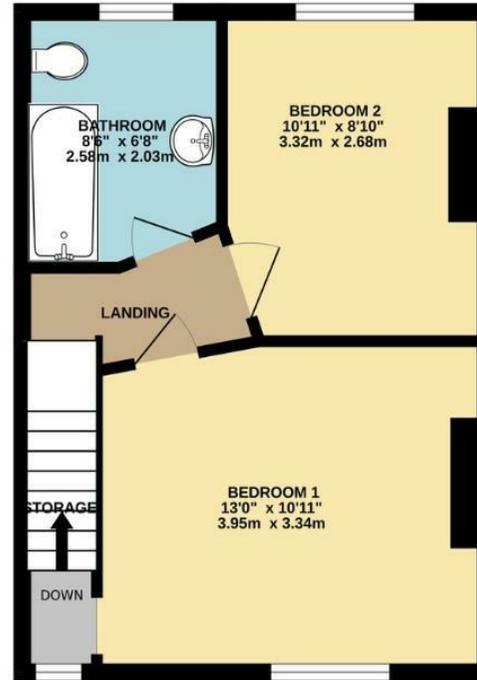
- Location is Key!
- Quiet Cul De Sac
- Behind St Marks Road
- Colourful Period Terrace
- Kitchen Diner & Generous Garden
- Lounge with Open Fireplace
- Lots of Potential
- First Floor Bathroom
- Full of Character
- Wood Flooring & Exposed Brick

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
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GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



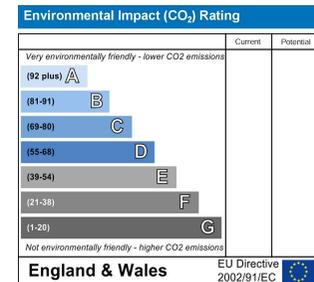
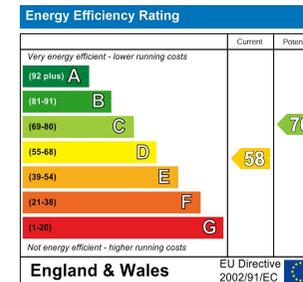
1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

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 opening into

ENTRANCE HALL

Wood flooring, cupboards housing meters, stairs to first floor, under stairs storage space and doors to

LOUNGE

11'11" x 10'

Bay window to front, radiator, open fireplace, wood flooring

KITCHEN DINER

15'5" x 10'10"

Wall and base units with work surface over, tiled splash backs, sink and drainer, space for oven, washing machine and fridge freezer, window to rear and door with cat flap to garden, opening into large dining area with wood flooring and window to rear, radiator

STAIRS

Painted wood staircase leading to first floor landing with loft access and doors to

BATHROOM

8'5" x 6'7"

Three piece suite comprising wc, wash hand basin, bath, exposed brick chimney, fitted storage unit beneath obscure glazed window to rear, tiled splash backs, towel radiator

BEDROOM ONE

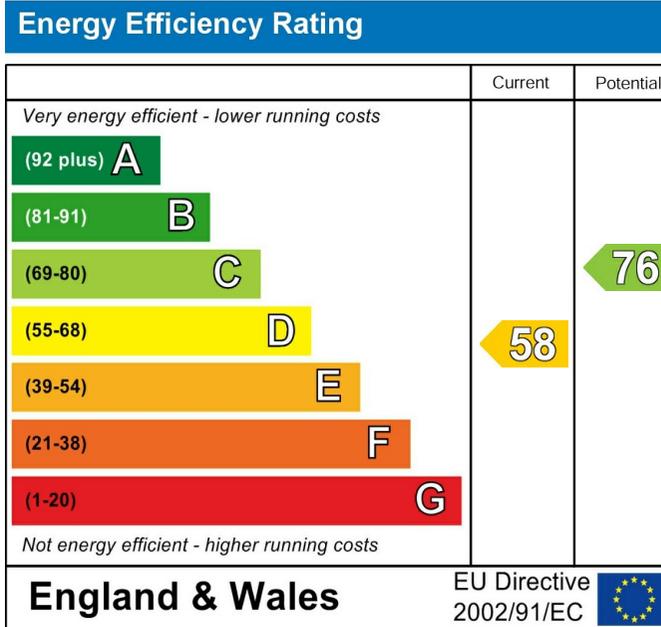
15'5" x 11'1"

BEDROOM TWO

10'9" x 8'9"

GARDEN

Mainly paved with patio stone, flower beds, space for greenhouse, old bomb shelter brick storage shed



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.









