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7 Barker Walk, Easton, Bristol, BS5 0US

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## £300,000

**\*\*THIS HOME NEEDS SOME TLC BUT IS NOT SHORT OF SPACE\*\*** One Owner From New - Complete with parking in BS5! The generous rooms are laid out over three floors in this town house on the edge of Central Bristol with the M32 access on your doorstep! CHAIN FREE and ready to add value. Comprising large dining/sitting room (originally the garage) opening into the kitchen beside storage and cloakroom. The first floor provides a large bright lounge (that could be a bedroom) along with another double bedroom. The second floor brings two more spacious bedrooms and a family four piece bathroom! All complete with good double glazing and gas central heating. Please call to arrange a visit. There is a lot of potential here.

- CHAIN FREE
- Lots of Potential to Add Value
- Three Floors 3/4 Bedrooms 113sqm
- Double Glazing & GCH
- Garage Converted on the Ground Floor
- Gated Off Street Parking
- Sunny Green To Front
- Up & Coming Location - Frome Gateway
- Great Transport Links
- Close to Central Bristol & Cabot Circus

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**Floor Plan Labels:**

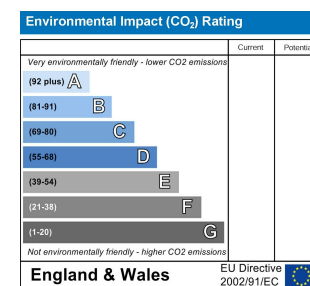
- KITCHEN
- SITTING/DINING ROOM
- WORKSHOP
- ENTRANCE HALL
- PORCH
- CUPBOARD
- CLOAKROOM

The first floor plan features a large yellow rectangular area on the left labeled "BEDROOM 2". To its right is a narrow yellow vertical strip labeled "LOUNGE". This lounge area contains a door that is slightly ajar, leading to a large yellow rectangular area at the bottom labeled "LOUNGE". To the right of the narrow lounge is a staircase with a black arrow pointing upwards, labeled "UP".

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: 'BEDROOM 3' at the top and 'BEDROOM 1' at the bottom, both colored yellow. To the right of these bedrooms is a brown 'LANDING' area. A staircase with an upward arrow is located in the landing, with the word 'DOWN' and 'HARRY CUPBOARD' written below it. At the bottom right is a light blue 'BATHROOM' containing a bathtub, a toilet, and a sink. A small blue square with the letter 'B' is also in the bathroom. The entire plan is enclosed in a thick black border.

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**

Composite front door leading into porch with three double glazed windows, door into

**ENTRANCE HALL**

Three built in storage cupboards, one under stairs with window to front, one housing electric meter meter, stairs to first floor, doors to

**KITCHEN**

13'11" x 8'5"  
Wall and base solid pine units with work surface over, sink and drainer, tiled splash backs, space for at least 4 appliances, including gas connection for oven, double glazed window to front, door into

**LOUNGE DINER**

15'8" x 8'3"  
(originally the garage) Double glazed window to rear, radiator

**CLOAKROOM**

5'9" x 2'2"  
WC, window to rear

**WORKSHOP LEAN TO**

5'6" x 6'3"  
Handy sheltered area by back door with work space, shelving, power and storage, composite door leading to rear parking

**STAIRS**

Leading to first floor landing, double glazed window to front, stairs to second floor and doors to

**BEDROOM TWO**

12'10" x 8'7"  
Double glazed window to front, radiator

**LOUNGE/BEDROOM**

14'10" x 10'4"  
Two double glazed windows to rear, radiator

**STAIRS**

Leading to second floor landing with loft access and doors to

**BEDROOM ONE**

15'5" x 8'7"  
Double glazed window to front, fitted wardrobe frame with rail, radiator

**BEDROOM THREE**

8'7" x 7'8"  
Double glazed window to rear overlooking the green, radiator, fitted steps to raised open storage loft space, two Velux windows

**BATHROOM**

8'11" x 5'6"  
Four piece suite comprising shower cubicle, bath, wc, wash hand basin, tiled walls, wall mounted condensing boiler, double glazed window to rear

**STORAGE**

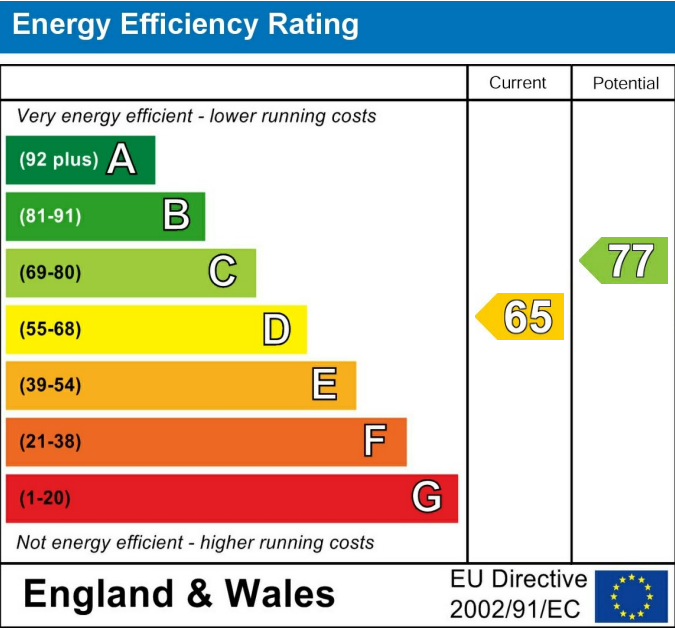
Built in airing cupboard over stairs housing water tank

**GARDEN**

East facing garden with flower beds to sides of path to gate leading to paved area and communal tree lined lawn

**PARKING**

To the rear of the property, hard standing for a car with double wooden gate access



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.



