



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Moorhill Street, Easton, Bristol, BS5 0JE

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£360,000

**\*\*LOOK AT THE LARGE SUNNY GARDEN!!\*\*** South facing in an ideal quiet road between Stapleton Road & St Mark's Road amenities. The train station & cycle track are so close by, as well as Central Bristol being a walk away. Internally this home is deceptively spacious boasting three bedrooms including a huge master. Downstairs provides open plan living with lounge diner leading to a bright kitchen diner and bathroom. All in good order including a modern Worcester boiler, but ready for improvements if required including potential to extend to the rear. The vendor has secured their new home. Please get in touch to arrange a visit.

- South Facing Large Garden
- Quiet Convenient Road
- Eateries & Fresh Food Stores Nearby
- Train Station & Cycle Track on the Doorstep
- Deceptively Spacious Open Plan Living
- Chain Free
- Three Bedrooms
- Potential to Extend to Rear
- Worcester Boiler 2019
- Bright Kitchen Diner with French Doors

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GROUND FLOOR

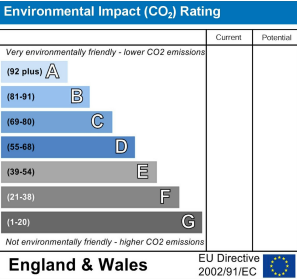
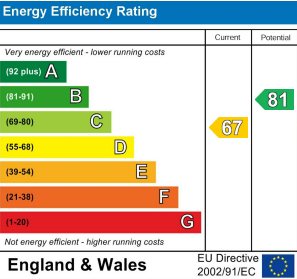


1ST FLOOR



3 BED TERRACE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, 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.  
Made with Floorplan 5/2024



### FRONT DOOR

Leading into

### ENTRANCE HALL

Radiator, wall mounted meters, stairs to first floor, door to

### LOUNGE DINER

25'2 x 12'4

Double glazed window to front, radiator, opening into large walk through dining sitting area with under stairs desk/storage space, door and step down into

### KITCHEN DINER

14'8 x 9'6

White wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and gas hob with stainless steel splash back, space for washing machine & fridge freezer, room for table and chairs, skylight over, double glazed French doors to rear garden, tiled flooring, doorway to

### LOBBY

Storage space between kitchen and bathroom, cupboard housing Worcester combination boiler (2019) double glazed window to side, tiled flooring, door into

### BATHROOM

7'1 x 6'9

Fully tiled. Three piece white suite comprising bath with shower over, wc and wash hand basin, radiator, obscure glazed window to rear

### STAIRS

Leading to first floor landing with doors to

### BEDROOM ONE

15'4 x 12'4

Huge bedroom, Double glazed window to front, radiator

### BEDROOM TWO

12'5 x 9'8

Double glazed window to rear, radiator

### BEDROOM THREE


9'8 x 6'11

Double glazed window to rear, radiator, currently used as an office

### GARDEN

South facing large garden laid with new slate stone leading to lawn area with flower beds and space for storage sheds, enclosed by wall and fencing

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.















