



**HUNTERS®**  
HERE TO GET *you* THERE

16 Church Street, Easton, Bristol, BS5 6DZ

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Offers In Excess Of £375,000

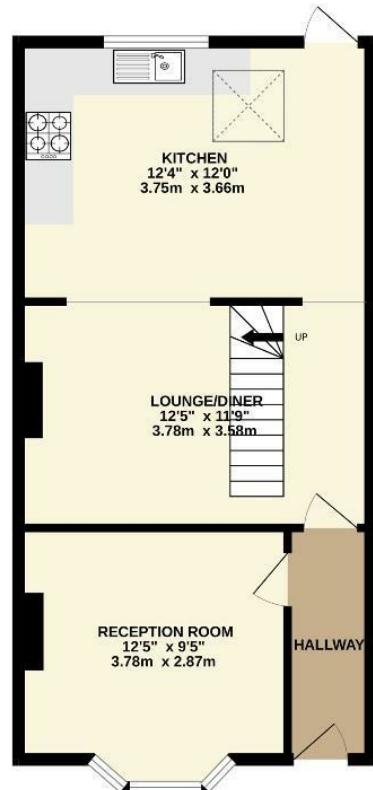
**\*\*THREE FLOORS IN PERFECT EASTON LOCATION\*\*** Sitting in a no through road behind St Marks Road giving you all the best bits of the area on your doorstep. This home is laid out extremely well over three floors and providing a lot of light all the way through. The property benefits from a recent renovation to the roof, bringing it up to a modern spec, as well as a recently installed energy-efficient boiler and thorough loft insulation. Internal space offers a front lounge, a central sitting/dining area opening onto a colourful kitchen diner that opens onto the garden. The first floor provides two double bedrooms and leads to the top floor complete with a bathroom and addition double bedroom or home office in the roof space! All in lovely condition throughout along with a very private sun trap garden.

- Three Floors
- Three Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Kitchen Diner - Open Plan Living
- Newly Painted
- Good Condition Throughout
- Fireplaces
- Ideal Easton Location
- Sitting Behind St Marks Road Amenities

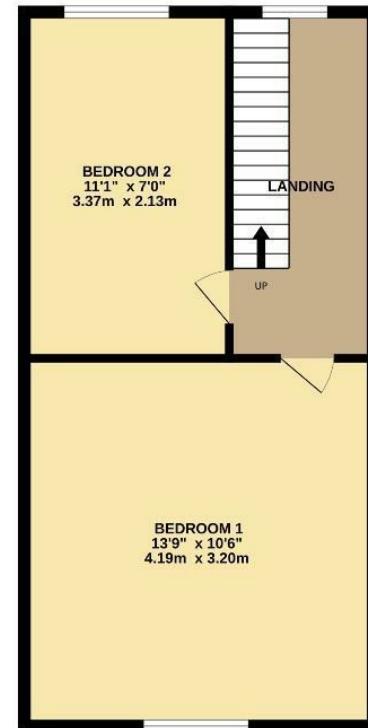
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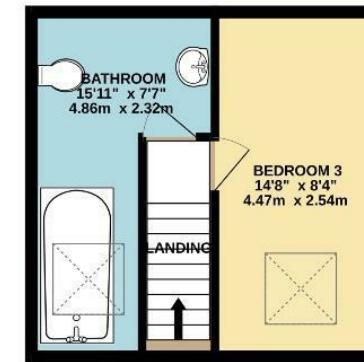
GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



### 3 BED MID TERRACE

TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D	61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**ENTRANCE HALL**

Upvc door opening into hallway with coats hooks, wall mounted cupboards housing meters, radiator, door into

**LOUNGE**

10'4" x 10'2"

Double glazed bay window to front, radiator, fireplace

**DINING ROOM**

13'3" x 11'5"

Central room with staircase running over, radiator, fireplace, opening into

**KITCHEN/DINER**

11'9" x 11'7"

Wall and base units with work surfaces over, sink and drainer, tiled splash backs, space for oven, washing machine, fridge freezer and dishwasher, room for table and chairs, tiled flooring, wall mounted Worcester combination boiler for heating, window and door to rear garden

**STAIRS**

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

**BEDROOM ONE**

13'5" x 9'9"

Double glazed window to front, radiator, fireplace

**BEDROOM TWO**

11'6" x 7'9"

Double glazed window to rear, radiator, fireplace

**STAIRS**

Leading to second floor landing, built in storage cupboard over stairs, doors to

**BEDROOM THREE**

14'4" x 6'8"

Velux skylight providing rooftop views, radiator, shelving

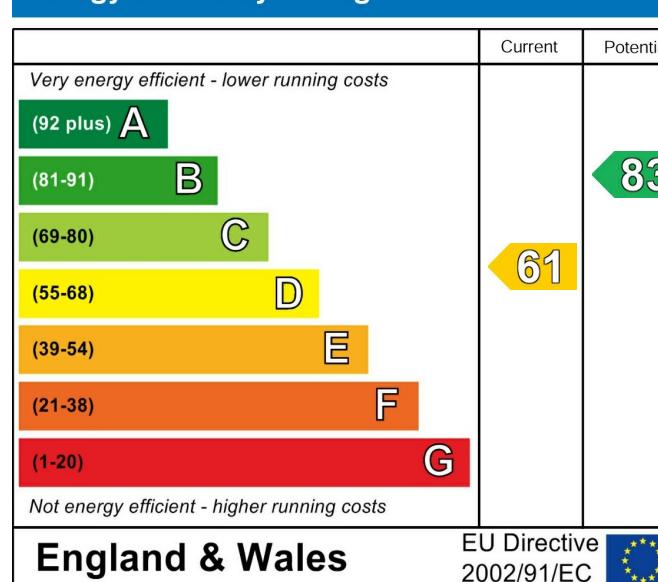
**BATHROOM**

8'9" x 5'2"

Three piece white suite comprising bath with shower over, wc, wash hand basin, part tiled walls, radiator, Velux skylight

**GARDEN**

Low maintenance and private space laid with shingle stone, flower beds and high wall surround

**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.









