



HUNTERS®
HERE TO GET *you* THERE

34 Bannerman Road, Easton, Bristol, BS5 0RR

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£350,000

HANDSOME GRAND TERRACE IN NEED OF TLC! Add some personality & value back into this lovely period home. Chain Free and sitting in an elevated position on a quiet road in Easton only minutes away from Central Bristol. Internally offering so much space and potential with two reception rooms opening into the sun room that looks into the kitchen that leads to the shower room. The private garden is South East facing. Upstairs boasts three double bedrooms - The master bedroom is vast! The heating and electrics are in good order due to this being an ex-rental property. Please come along and have a look inside.

- CHAIN FREE
- So Much Potential!
- EPC D 99 Square Metres
- Large Grand Property
- Elevated & Grand
- Great Easton Location
- Two Reception Rooms
- Kitchen Opens onto Sun Room
- Three Double Bedrooms
- In Need of New Kitchen & Bathroom

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GROUND FLOOR



1ST FLOOR



3 BED MID TERRACE

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 suitability 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

FRONT DOOR

Large blue wood door opening into lovely original tiled flooring and walls leading to...

ENTRANCE HALL

Radiator, wall mounted metres, stairs to first floor, under stairs storage area, dado rail, doors to

LOUNGE

14'0" x 10'9"

Bay window to front, radiator

DINING ROOM

11'5" x 8'11"

Radiator, archway opening into

SUN ROOM

8'6" x 5'10"

Skylight, radiator, patio doors to garden and hatch opening into...

KITCHEN

11'4" x 7'6"

Wall and base units with work surface over, sink and drainer, fitted oven and hob, space for washing machine and fridge freezer, lobby and door to

SHOWER ROOM

8'6" x 5'10"

Shower cubicle, wc, wash hand basin, radiator, obscure glazed window to rear

STAIRS

Leading to first floor landing with loft access, built in storage cupboard and doors to...

BEDROOM ONE

14'1" x 12'7"

Bay window to front, fitted wardrobes along one wall, radiator

BEDROOM TWO

11'5" x 7'7"

Window to rear, two fitted storage cupboards to alcoves, radiator

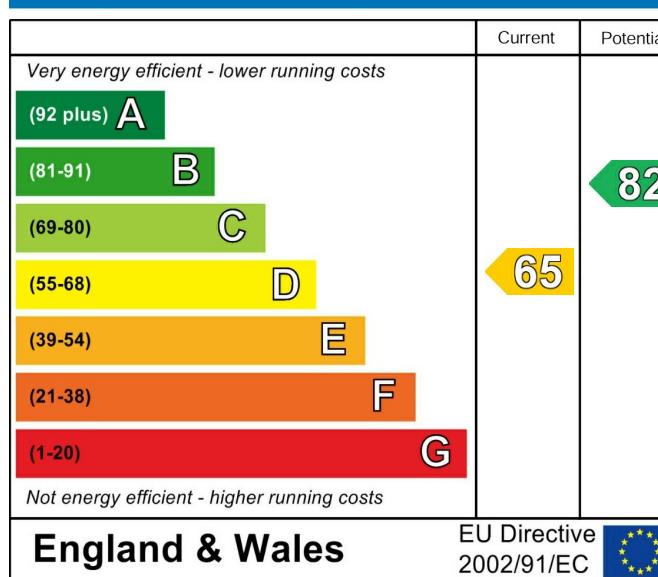
BEDROOM THREE

10'0" x 7'6"

Window to side, wall mounted Worcester combination boiler for heating, radiator

GARDEN

South East facing with step up to patio area, storage shed (broken roof)

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.









