

HUNTERS[®]

EXCLUSIVE



Bay Gardens

Eastville, Bristol, BS5 6YB

Offers In Excess Of £340,000



****LOOK AT THE SPACE & THE CONDITION!!**** Hunters of Easton are delighted to introduce to the market, this 1970's built, three bedroom family home. So Much Potential to Add Value! Set in a popular residential location with convenient access to local schools; May Park, transport links; Buses and train into the City, and shops of Fishponds Road. The bucolic spaces of Greenbank cemetery and Eastville Park are approx 400 meters. This charming dwelling, comprises an ergonomic kitchen/diner, generous and naturally light lounge, three bedrooms, white bathroom suite and an additional W.C. to the ground floor. Further benefits include an eclectic Southerly facing rear garden with rear access, concrete built out house and mature foliage. Offered with no onward chain, great value for money and a splendid addition to the market. No onward chain.



Porch
Accessed via a wood and glass paneled door, to the front aspect of the property. Into the porch, utility meters, internal window into the interior of the property. Electric lights.

Entrance Hall
Accessed via a wood paneled door, the hallway is carpeted with electric lights and sockets, providing access to all the rooms located on the ground floor. Electric lights and sockets. Stairs ascending to first floor.

W.C.
Accessed via a wooden door.
A low level, close coupled W.C. and a wall mounted wash hand basin, electric lights, with a UPVC double glazed window to the garden aspect.

Living Room
Accessed via a wood paneled door. This delightful, full width living space, is illuminated via. uPVC double glazed window and a set of double glazed sliding patio doors to the rear elevation and aspect, giving access the rear garden. Coving, skirting, textured ceiling and electric lights and sockets. Vented for warm air eating.

Kitchen/Dining Room
Generous open plan social space. Located to the front elevation of the property, and accessed via a glass and wood paneled door. The kitchen comprises a range of matching wall and base units with square edge work surfaces, stainless steel sink and drainer unit with dual taps, gas cooker point with integral extractor hood over.
Plumbing for washing machine. There is an oversize UPVC double glazed picture window to the front aspect of the property, electric lights and sockets.

Landing
Located on the first floor, at the top of the stairs, the landing is carpeted and has electric lights and sockets. It provides access to the bedrooms and bathroom on the first floor.

Master Bedroom
Accessed via a wooden door on the first floor, this bedroom faces the southerly direction of the garden. It has fitted wardrobes and storage, electric lights and sockets.

Bedroom Two
Accessed via wooden door, this is second of the two double bedrooms. There are fitted wardrobes and cupboards, the floor is carpeted, electric lights and sockets. There is a UPVC, double glazed window to the front aspect of the property.

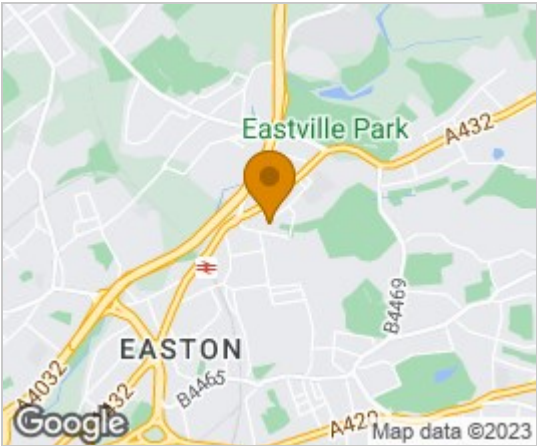
Bedroom Three
Accessed via a wooden door, located at the top of the stairs, the smallest of the three bedrooms. It has UPVC windows to the rear aspect of the property, the room is carpeted with electric lights and sockets.

Bathroom
Accessed via a wooden panel door, located to the front elevation of the property.
A three-piece bathroom suite, consisting of a wash hand basin inset to vanity unit with storage cupboards below, a low level, close coupled W.C., and a panelled bath with electric shower over. Tiled surrounds and splash backs.

Garden
Accessed via UPVC double glazed double doors from the living room to the rear aspect of the property. Initially laid to an elevated patio, descending onto a further smaller herring bone patio. Lawn area. Mature shrubs and climbers. Enclosed by timber fencing and decorative trellis effect wall. The garden is southerly facing with rear access. Concrete built outhouse.

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.
THINKING OF SELLING? 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.

Area Map



Floor Plans



Energy Efficiency Graph

