

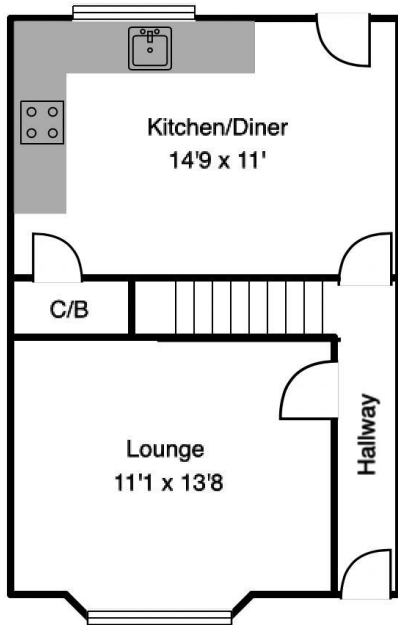
Hamilton Road Easton Bristol BS5 0JN • £275,000



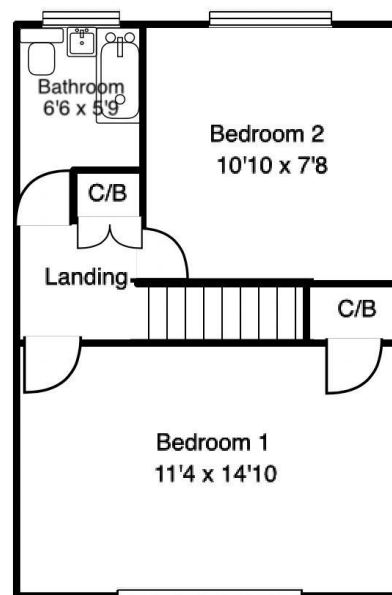
2 BEDROOMS • 1 BATHROOMS • 1 RECEPTIONS • TENURE: Freehold

VICTORIAN END TERRACE
BAY LOUNGE
KITCHEN DINER
TWO DOUBLE BEDROOMS
UPSTAIRS BATHROOM
COURTYARD GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
REAR ACCESS

Victorian end of terrace home located in Easton within easy reach of the city centre, Cabot Circus and Old Market. This lovely home offers a bay lounge to the front and a modern kitchen diner to the rear with access to a lovely garden with mature plants and shrubs, patio seating area and rear access. Upstairs you'll find two good size double bedrooms and a modern bathroom with shower over the bath. A fantastic first time buy in a popular spot! Please call to view.



GROUND FLOOR



FIRST FLOOR

For illustration purposes only. Not to scale. - Drawplan



Room sizes

GROUND FLOOR

Hallway

11' 9" x 13' 10" (3.58m x 4.21m)

Lounge

14' 11" x 11' 0" (4.55m x 3.35m)

Kitchen/Diner

FIRST FLOOR

Landing

15' 0" x 11' 5" (4.56m x 3.47m)

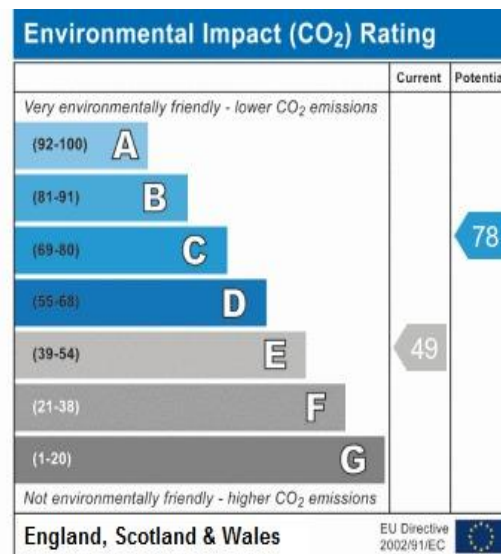
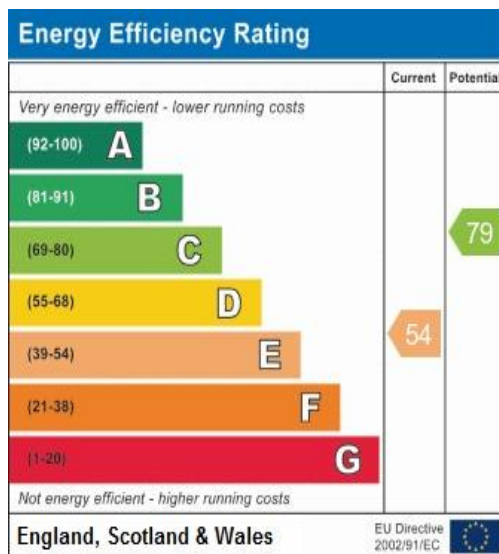
Bedroom 1

11' 0" x 7' 9" (3.35m x 2.37m)

Bedroom 2

Bathroom

6' 7" x 5' 11" (2.01m x 1.81m)



General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.