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35 Greenbank Avenue West, Bristol, BS5 6EP

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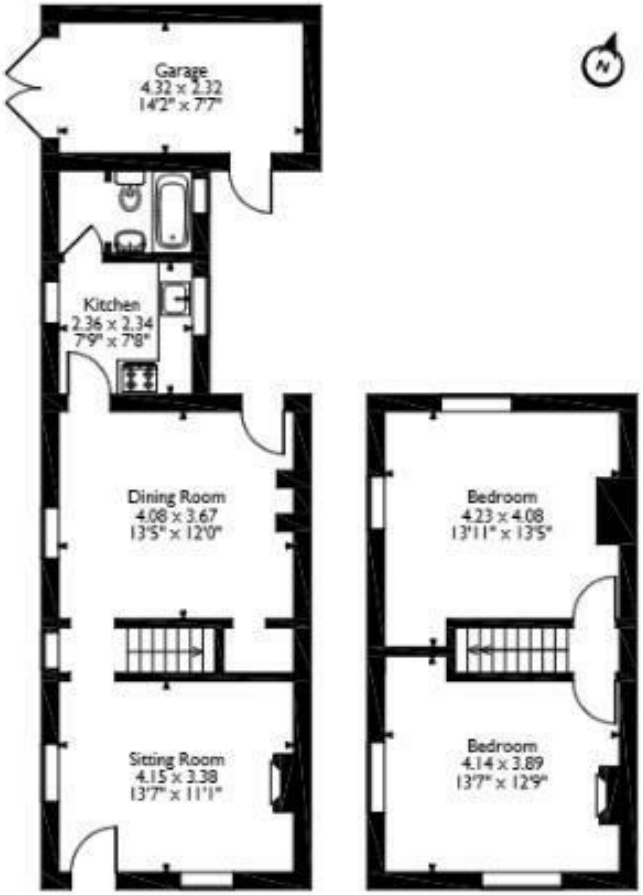
£295,000

Great Potential in Ideal Location with Garage! This end terrace corner house sits on Greenbank Easton borders with St Marks Road and Greenbank eateries on the doorstep. Internally there is so much space in the two large reception rooms and two generous double bedrooms. Outside is the bonus of a versatile garage ideal for storage or expanding the garden if preferred. A Chain Free project with so much potential. External Insulation is an added bonus. Great transport links, pocket parks and Greenbank Pub at the top of the road. Can be sold Chain Free for a quick move if needed. Please make contact to have a look inside.

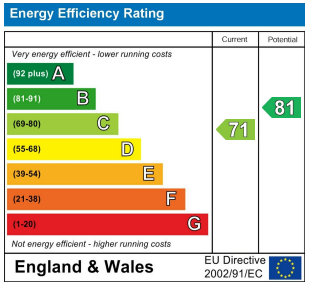
- So Much Space!
- So Much Potential
- 82 Square Meters - EPC C!
- Great Location with Pocket Parks on the Road
- Garage/Garden Store
- Two Large Reception Rooms
- Two Large Double Bedrooms
- Bathroom & Utility
- External Insulation
- Local Stores & Transport Links Close By

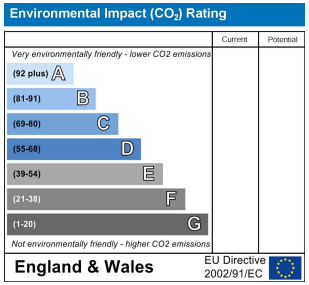
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easton@hunters.com | www.hunters.com

Greenbank Avenue West, Bristol, Somerset
Approximate Gross Internal Area
Main House = 78 Sq M/840 Sq Ft
Garage = 10 Sq M/108 Sq Ft
Total = 88 Sq M/948 Sq Ft



These plans show the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.





Front Door
uPVC door opening into..

Lounge
Large room spanning the front of the house, window to side and front, radiator, fireplace

Dining Room
Versatile reception room with understairs storage, door to garden, window to side and doorway into..

Kitchen
Wall and base units with work surface over, sink and drainer, tiled splash backs, radiator, window to both sides, doorway into..

Utility/Bathroom
Lobby with wall mounted boiler, plumbing and space for washing machine, door into fully tiled bathroom with wc, wash hand basin with vanity unit beneath, bath and window to side

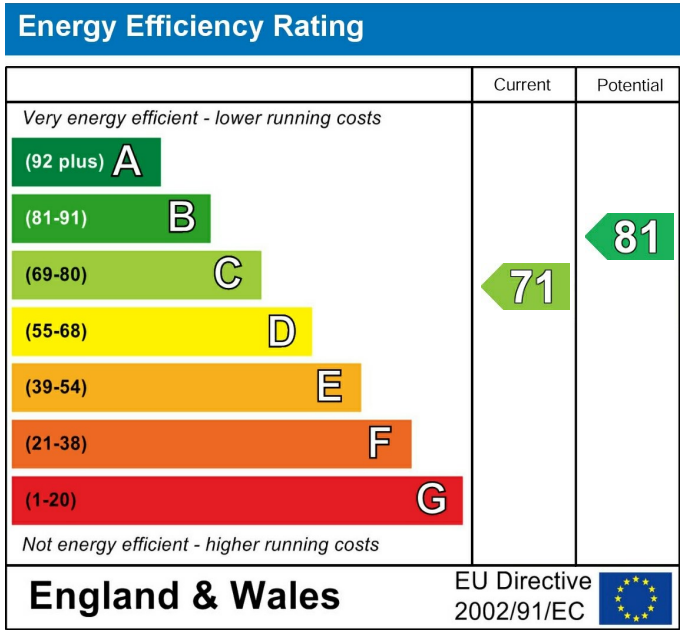
Stairs
Leading to first floor landing with doors into..

Bedroom One
Double glazed windows to side and rear, radiator

Bedroom Two
Double glazed window to front and side, radiator

Garden
Stone and patio slabs to..

Garage/Garden Store
Double wooden doors allow access for bikes or small car, rear door to courtyard garden. Potential to remove the roof and door to make a bigger garden



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.














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