



55 Chaplin Road , Easton |
Asking Price: £300,000 | Call us today on 0117 952 2939
£295,000 – October 2019 – Sale agreed

72 St Marks Road, Easton, Bristol, BS5 6JH
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Shining in the City Lights! A bright and sunny mid terrace home on the popular residential locale of Chaplin Road. Arranged over two floors the home has open plan living along with a well appointed kitchen/diner on the ground floor with two double bedrooms and a white suite bathroom upstairs. With open aspects to the front and rear the home retains a wealth of comfort and light with further benefits including gas central heating, double glazing and a contemporary finish.

ENTRANCE HALL

Set back from the pavement via a brick wall and front garden the home is accessed via a wooden door with glass panel. There is fitted door mat, wooden floorboards, wall mounted radiator, electric light and sockets.

LIVING ROOM

Open plan living space with double glazing to the front aspect, carpet, space for a log burner into chimney stack, wall mounted radiator, electric light and sockets. Second chimney stack, French doors to the rear garden, fitted shelves.

KITCHEN

Spacious galley kitchen with tiled effect lino flooring, sliding doors to the side

aspect, twin UPVC double glazed windows, fitted worktops with additional storage space, sink, space fro gas hob and white goods, splash back tiles, extractor fan, electric light and sockets.

GARDEN

Pretty garden which has a pleasant open aspect to the rear and is a combination of patio, lawn and raised flower beds with shrubbery and established plants.

BEDROOM

Spanning the full width of the first floor and accessed via a painted wooden door with double glazing to the front aspect, painted wooden floorboards, chimney stack, wall mounted radiator, electric light and sockets.

BEDROOM

Double bedroom accessed via a painted wooden door with carpet, chimney stack, built in storage, double glazing to the rear aspect, wall mounted radiator, electric light and sockets.

BATHROOM

White suite bathroom accessed via a painted wooden door, black and white tile effect lino flooring double glazing to

the rear aspect, cupboard with boiler, bath with shower above, sink, WC and electric light.



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* The commission or let fee will become due on the exchange of unconditional contracts as detailed in the Terms of Business. Other charges may apply. If you are under contract with another agent, you may still be liable to also pay their fee.



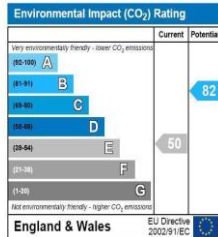
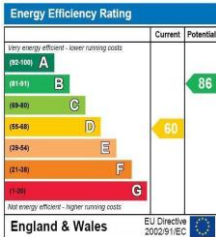
GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

* DISCLAIMER

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 under contract with another agent you may still be liable also to pay their fee.

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