

| Energy Efficiency Rating                    |                                                                                   |                                                                                   |
|---------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                                                                           | Potential                                                                         |
| Very energy efficient - lower running costs |                                                                                   |                                                                                   |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |                                                                                   |                                                                                   |
| (69-80) <b>C</b>                            |                                                                                   |                                                                                   |
| (55-68) <b>D</b>                            |                                                                                   |                                                                                   |
| (39-54) <b>E</b>                            |                                                                                   |                                                                                   |
| (21-38) <b>F</b>                            |                                                                                   |                                                                                   |
| (1-20) <b>G</b>                             |                                                                                   |                                                                                   |
| Not energy efficient - higher running costs |                                                                                   |                                                                                   |
| England & Wales                             |                                                                                   | EU Directive<br>2002/91/EC                                                        |
|                                             |                                                                                   |  |



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**DAVIES & WAY**

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Cartledge Road, Easton, Bristol, BS5 6ES



£325,000

A recently refurbished two double bedroom home that is marketed with no onward chain.

- Recently refurbished
- Entrance Hallway
- Lounge/Dining room
- Kitchen
- Ground floor bathroom
- Two double bedrooms
- Front and rear gardens
- Marketed with no onward chain



# 1 Cartledge Road, Easton, Bristol, BS5 6ES

Located within a quiet residential cul-de-sac, just a short distance from the shops and amenities of St Marks Road and Stapleton Road railway station, this two double bedroom period home has recently undergone a comprehensive programme of refurbishment. Improvements include a newly fitted kitchen and bathroom, rewiring, the installation of central heating, and general modernisation throughout.

Internally, the accommodation comprises a welcoming entrance hallway leading into an open-plan lounge/dining room with a centrally positioned staircase and French doors opening onto the rear garden. From here, there is access to the fitted kitchen, which in turn leads to a rear lobby and a contemporary three-piece family bathroom. To the first floor are two well-proportioned double bedrooms, one enjoying views over the rear garden and the other benefiting from a built-in double wardrobe.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front provides hardstanding ideal for bin and bicycle storage, while the rear garden is laid to patio with fenced boundaries, offering an excellent space for outdoor dining and entertaining.

Offered to the market with no onward chain, this well-presented and recently refurbished home is ideally suited to first-time buyers seeking a spacious property in a convenient location close to the City Centre and a range of local amenities.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.9m x 0.9m (6'2" x 2'11" )

Radiator, door leading to open plan lounge/dining room.

#### LOUNGE/DINING ROOM 6.6m x 4.2m (21'7" x 13'9" )

to maximum points. Double glazed window to front door, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiators, power points. Door leading to kitchen.

#### KITCHEN 2.9m x 2m (9'6" x 6'6" )

Double glazed window to side aspect overlooking garden, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, space and power for upright fridge/freezer, space and plumbing for washing machine, radiator, power points, splashbacks to all wet areas, opening leading to rear lobby.

#### REAR LOBBY 1.9m x 0.8m (6'2" x 2'7" )

Double glazed door to side aspect leading to garden, built in storage cupboard housing recently fitted gas combination boiler, door leading to bathroom.

#### BATHROOM 1.9m x 1.5m (6'2" x 4'11" )

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 0.8m x 0.8m (2'7" x 2'7" )

Access to loft via hatch, doors to rooms.

#### BEDROOM ONE 4.2m x 2.9m (13'9" x 9'6" )

Double glazed window to rear aspect, radiator, power points.

#### BEDROOM TWO 4.2m x 2.7m (13'9" x 8'10" )

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding ideal for bin or bike storage, walled boundaries, path leading to front door.

#### REAR GARDEN

Low maintenance rear garden mainly laid to patio with fenced boundaries, outside tap.

### TENURE

This property is freehold. There are solar panels on the property which are owned outright.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

