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5 Elmgrove Avenue, Easton, Bristol, BS5 0HS
£425,000

A charming refurbished 1300 Sq ft three story terrace home in the heart of Vibrant Easton. No Onward Chain.

- Recently refurbished to high standard
- 4 Bedrooms
- Master bedroom with ensuite shower room
- Family bathroom and second shower room
- Two reception rooms
- Separate utility room

**The Property**
Number 5, Elmgrove Avenue is a handsome Victorian terraced property conveniently situated within a short walk to the city centre and neighbouring countryside.
This elegant four-bedroom period house has recently been extensively and sympathetically refurbished blending original features with modern touches to create beautiful, light and airy accommodation set over three levels. A traditional entrance hall opens onto an internal stained-glass door and corridor leading to the downstairs accommodation. The living room offers a relaxed space with a beautiful period cast iron fireplace, cornice coving, ceiling rose and double window with fitted wooden shutters to the front elevation.
The adjacent dining room benefits from a period fireplace and large fitted wooden dresser. The shaker style kitchen offers plenty of storage with floor and base cupboards and comes with fitted fridge/ freezer, dishwasher, gas hob and electric oven and extractor fan. It leads on to a convenient separate utility room with a door opening onto the courtyard and fully tiled modern bathroom fitted with an elegant freestanding sleeper bath.
The first floor comprises a fully tiled shower room with WC and 3 bedrooms, with the generous Bedroom 2 at the front of the property occupying the full width of the house.
Finally, positioned on the top floor, the impressive master bedroom complete with a stylish ensuite shower room which has been thoughtfully incorporated into the loft space, comprising mains fed shower, W.C, wash basin and tiled flooring. The master bedroom also offers eaves storage space.
To the outside is a paved private courtyard garden.

**The Location**
The property is located in a quiet residential cul de sac a few minutes walk from both Stapleton Road, Easton Road and Old Market in the cultural suburb of Easton and offers a wide variety of independent local traders and convenience stores. Bristol City Centre is approximately two miles away whilst the nearby M32 motorway network offers a fast route out of the City. The property is also within walking distance of Owen Square Park.

**Other Information**
Freeehold.
Council Tax Band: A

**Please Note**
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# Elmgrove Avenue, Easton, Bristol, BS5

Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hollis Morgan. REF:1215050

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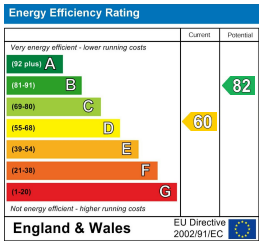


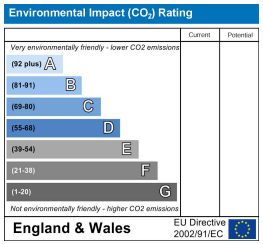



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