

HUNTERS®

HERE TO GET *you* THERE



Robertson Road

Bristol, BS5 6JZ

£425,000



****Highly sought-after road on the edge of Greenbank and Easton**** This beautifully presented and generously sized home enjoys a truly special setting, just moments from peaceful green walks through the nearby cemetery. The location is hard to beat, with an array of independent food shops, vibrant cafés, and popular pubs right on your doorstep, alongside excellent transport links including a nearby train station and cycle path, perfect for both city commuters and weekend explorers. Outside, the property continues to impress with a larger-than-average garden, thoughtfully enclosed by mature greenery and dotted with plum and apple trees. A private and tranquil space ideal for relaxing, entertaining, or family time. Step inside and you're welcomed by two spacious reception rooms, offering flexible living space filled with warmth and character, which flow seamlessly into a bright and sociable kitchen diner the true heart of the home. Upstairs, the property offers three generous bedrooms, a stylish family bathroom, and the added bonus of a converted loft space, perfect as a home office, guest room, or creative retreat. Full of charm and personality, the home features beautiful wood flooring, stained glass details, and a colourful, uplifting finish throughout, creating a warm and welcoming atmosphere from the moment you walk in. This is a truly happy family home, ready for its next chapter and perfectly suited for those looking to move straight in and enjoy everything the area has to offer.



FRONT DOOR

Pretty pink blossom tree in front garden, tiled path to green wooden front door with stained glass beside and above, opening into

ENTRANCE HALL

Hallway with curved staircase to first floor, coats and shoe space, wonderful original ceiling coving, wood flooring, radiator, dado rail, under stairs storage space, doors to

LOUNGE 14'2" x 13'0" (4.32 x 3.98)
(currently dressed as a bedroom for previous lodger) Double glazed bay window to front, radiator

DINING SITTING ROOM 19'3" x 12'4" (5.88 x 3.77)
Fireplace, radiator, wood flooring, two raised windows to rear, two wide doorways and steps down to...

KITCHEN DINER 19'3" x 8'7" (5.88 x 2.64)
Base units with work surface over, sink and drainer, tiled splashbacks, space for oven and washing machine and fridge freezer, four Velux skylights, double glazed window and door to rear garden, ample space for dining table and chairs

BEDROOM 1 14'2" x 12'3" (4.32 x 3.75)
Double glazed bay window to front, radiator

LOFT
Accessible from bedroom one via ladder, boarded floor and walls, power points, plenty of built in storage to the eaves, Velux skylight to front and rear

BEDROOM 2 12'4" x 10'0" (3.77 x 3.07)
Double glazed window to rear, radiator

BEDROOM 3 9'3" x 9'2" (2.84 x 2.81)
Double glazed window to rear, radiator

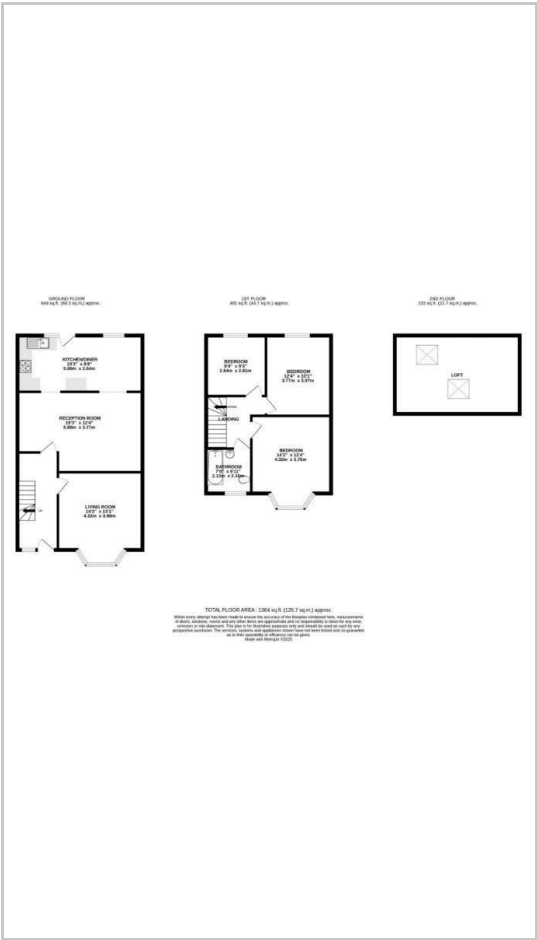
BATHROOM 6'11" x 6'10" (2.13 x 2.10)
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator, obscure glazed window to front

GARDEN
Raised decked level with steps down to storage cupboard beneath the house. Mature well established lawn area with plants and trees (including plum and apple) creating privacy from the road behind

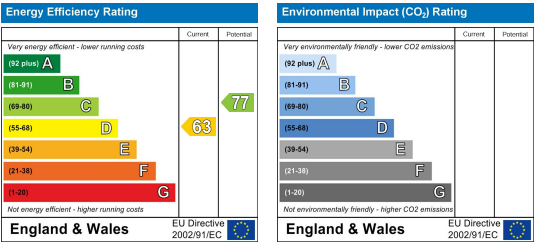
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.