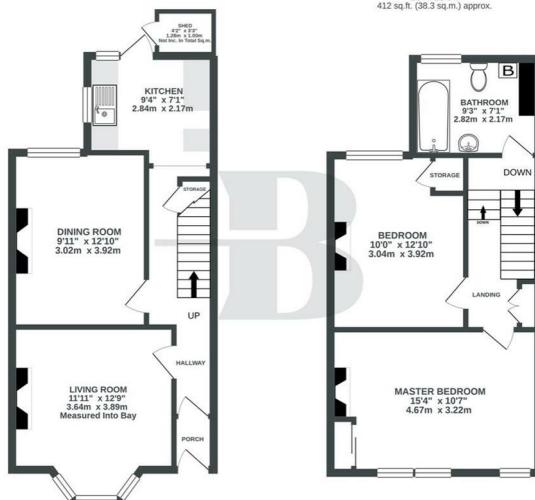




GROUND FLOOR
415 sq. ft. (38.5 sq.m.) approx.

1ST FLOOR
412 sq. ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq. ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and is not to scale. It does not contain details of services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate.



Boardwalk



'This house has been in the family for over 30 years and I am sure it will make the new buyers a good home!'

Barratt Street is a residential road in Easton which runs from Roman Street up to Littlejohn Street. The area is largely shielded from through-traffic, so has a quiet feel. Residents are extremely complimentary about the neighbourhood and local community. The area benefits from its proximity to Bristol City Centre, two local train stations and the M32, making it very accessible to commuters. However, it is the amenities on the doorstep which have enhanced the popularity of the area. The independent shops and cafés of St Marks Road are a short walk away, with popular venues such as No. 12 Café, The Greenbank Pub, the Public Food Market and Este's Kitchen closer still. Families occupy many of the houses in this area, with many still looking to move to the area due to the recent success of the nearby Whitehall Primary and Bannerman Road Primary Schools.

The ground floor of this midterraced Victorian home is comprised of a front sitting room with bay window and period cornicing; a separate dining room; and a kitchen to the rear. Leading on through the door is the private south facing rear garden. Upstairs features the two double bedrooms and access to the loft which can be extended into, subject to planning permission.

With renovation needed throughout this property is perfect for those looking for a project to take on for their first home, or someone looking to make a smart investment.



£285,000



Bristol, BS5 6DF



2 Bedrooms



1 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.