



**Greenbank Avenue West, Bristol**  
**£347,500**

Victorian end-terraced corner house | Freehold **UNDER OFFER**

Light, bright and ready to move into, this Victorian end-terraced corner house occupies a quiet position within this extremely popular area. The house was significantly refurbished in 2012 (walls and ceilings replastered, rewired, re-plumbed, new windows, new gas and water supplies, damp proofing and loft insulation) and a new central heating boiler was installed in 2022 (warranty until 2027). In May 2023, the house has once again been repainted internally, and new carpets fitted, as its owner was intending to re-let, but has done such a good job to the house he has decided to sell it instead! The accommodation includes two double bedrooms, a full-width living room and an equally spacious kitchen. The downstairs bathroom is modern, and there is a conservatory style room leading onto the rear courtyard garden (which has double gates from the side road meaning it can double as off-street parking if required).

Council Tax Band: Band A (£1563.49 per annum 2023/24)

Tenure: Freehold

## **GROUND FLOOR:**

### **Entrance Hall**

Part-glazed front door (from side of house); staircase and handrail rising to first floor; coats rack; wall-mounted gas meter.

### **Lounge**

w: 13' 7" x l: 10' 9" (w: 4.14m x l: 3.28m)

Double-glazed window to front; period-style fireplace and surround, with fitted coal-effect gas fire; built-in understairs storage cupboard; fitted cabinet; double radiator.

### **Kitchen/Diner**

w: 14' 1" x l: 10' 2" (w: 4.29m x l: 3.1m)

Double-glazed window to side; good range of fitted shaker-style base and wall units, in duck egg, with rolled-edge timber-effect worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink; inset 4-ring gas hob, with integrated hood; built-in electric oven; plumbing for washing machine and space for fridge/freezer (these appliances might be included); built-in understairs storage cupboard; double radiator; glazed door to...

### **Lobby**

Double-glazed door into Conservatory; door into...

### **Bathroom**

Frosted double-glazed window to side; white suite of panelled double-ended bath with mixer tap, folding glazed screen, Triton T80 easi shower, and tiled surround, plus wash basin with tiled splashback, shelf and mirror, and w.c.; extractor fan; double radiator.

### **Conservatory**

Translucent roof; half double-glazed door and frosted window to rear.

## **FIRST FLOOR:**

### **Landing**

Smoke detector; positive input fresh air system (helps to keep condensation levels down).

### **Bedroom One**

w: 13' 5" x l: 10' 7" (w: 4.09m x l: 3.23m)

Partly frosted double-glazed window to front; built-in overstairs storage cupboard; radiator.

### **Bedroom Two**

w: 13' 7" x l: 10' 3" (w: 4.14m x l: 3.12m)

Double-glazed windows to side and rear; built-in overstairs cupboard housing Ideal i-Mini C30 gas-fired combi boiler; additional fitted cupboards; loft hatch; radiator.

## **EXTERNAL:**

### **Front Garden**

Small concrete area with wall to front and gate to side.

### **Rear Garden**

w: 14' 1" x l: 14' 8" (w: 4.29m x l: 4.47m)

Courtyard garden with walled surround giving it a secluded aspect; large double gates from side affording potential off-street parking (depending on size of vehicle).

## **GENERAL:**

### **Tenure**

Freehold.

**Council Tax Band**

Band A (£1563.49 per annum 2023/24).

**LOCATION:**

My very first house, back in the 1980s, was in Easton (it was nowhere near as nice as this house, incidentally!) and I quickly discovered what a brilliantly convenient area it is. Temple Meads rail station is about a mile and a half away, and Stapleton Road station is much closer. There are several bus routes running through the area which connect to the City Centre and many other parts too. Local shops and supermarkets are within half a mile, and you will be spoiled for choice when it comes to eating out locally, or grabbing a cheeky takeaway! For those with kids, there are no fewer than six schools with half a mile of this house's front door.

**IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

**INTERESTED?**

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

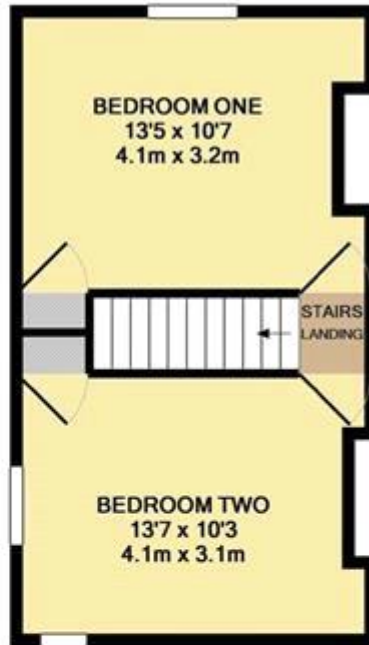


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

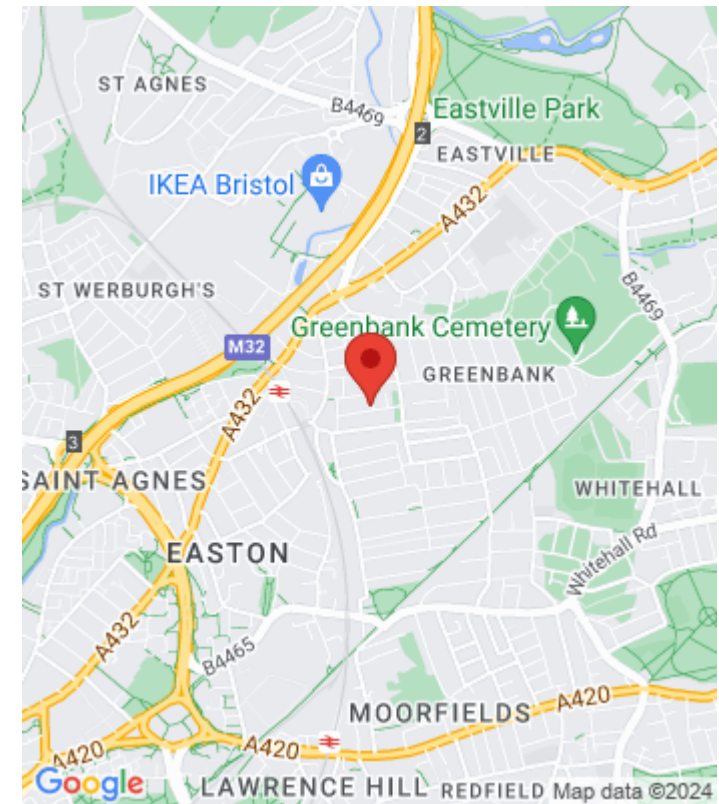


1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.