



Highridge Road, Bedminster, Bristol, BS3 3HX

- Beautifully presented
- Tucked away location
- West facing garden
- uPVC double glazed throughout
- Utility Room
- Three Storey with dormer loft room
- Four piece bathroom
- Freehold
- Gas Central Heating
- Kitchen/ Breakfast Room & living room

Offers In The Region Of £425,000



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DESCRIPTION

Hunters offer to this beautifully presented three bedroom, three storey victorian home sitting on the edge of the Chessels tucked away on Highridge Road. Tucked off West Street the property is sure to be ideal for first time buyers or couples looking for a charming home in this superb spot, thats recently been renovated from top to bottom.

Upon entering the property you are greeted by the entrance hall which opens to the beautifully presented kitchen/ breakfast room which is fitted with a 'shaker' style kitchen with contrasting worktops. The living room sits at the rear and overlooks the garden, meanwhile the rear utility sits at the end of the property and boasts plumbing for all white goods. On the first floor there are two double bedrooms and recently installed four piece bathroom complete with walk in shower. The loft has been converted to boast an incredible master bedroom with far reaching views over Bristol thanks to the french doors, there is also a full width walk in storage room. Outside the rear garden faces west and is a lovely private space complete with a full patio seating area.

Highridge Road sits just off West Street Bedminster, there are a vast array of shops and amenities along West street and ample access routes. For those requiring the train Parson St station sits just 120 yards away, whilst Parson St school is just 0.3 miles away.

TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - TBC - A new EPC report has been ordered.

kitchen/ breakfast room
10'0" x 10'0"

living room
13'8" x 10'11"

utility room
10'0" x 7'4"

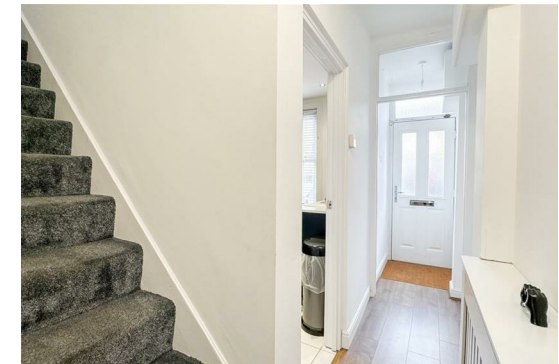
bedroom two
13'8" x 10'7"

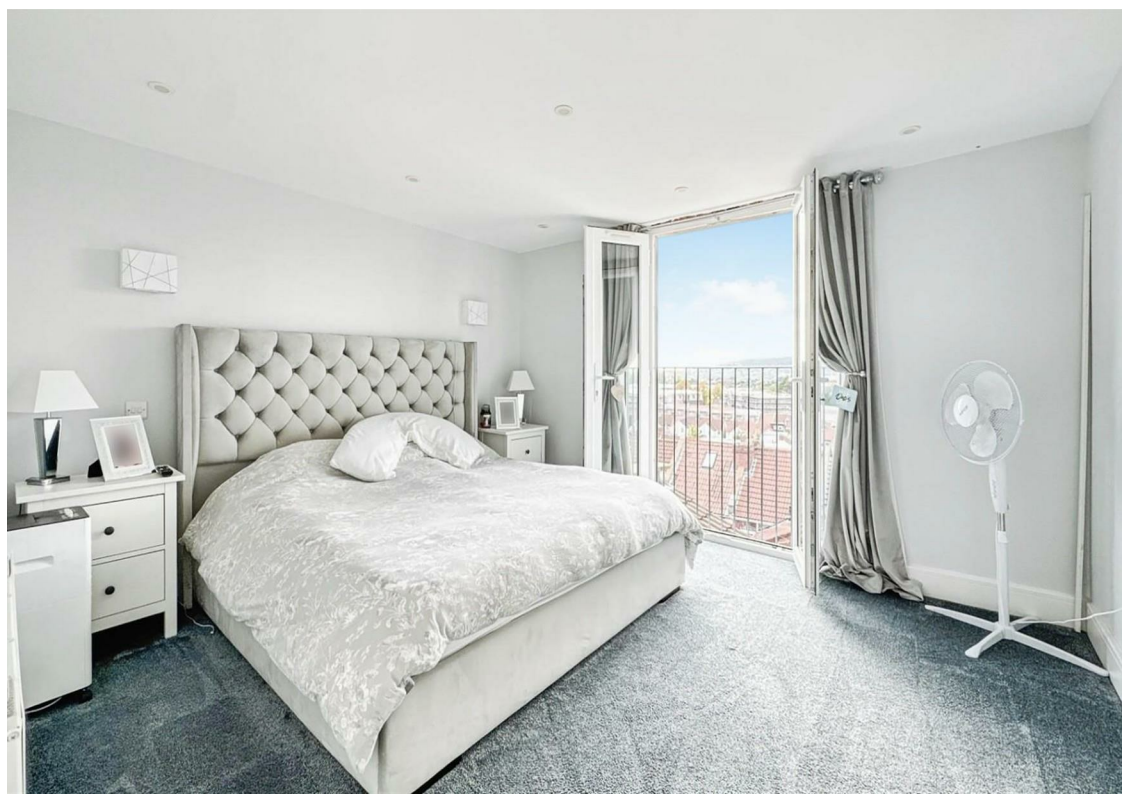
bedroom three
10'3" x 8'2"

bathroom
8'2" x 7'4"

bedroom one (loft)
13'8" x 11'1"

Study/ storage
13'8" x 4'9"

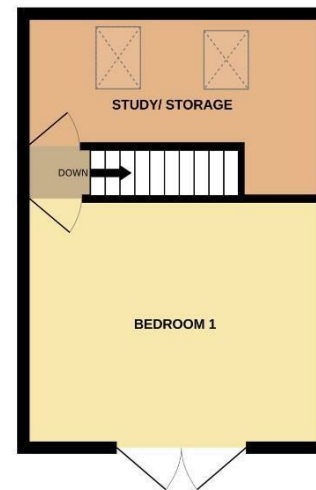
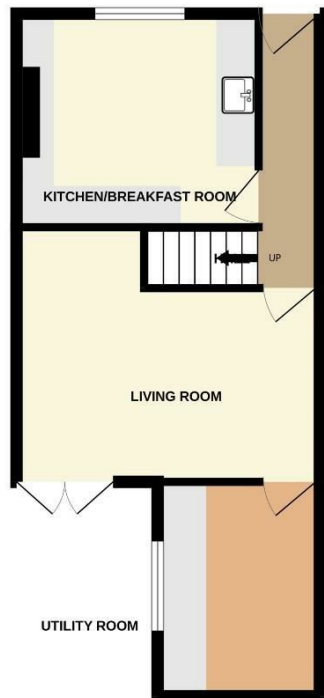




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.