



## Marksbury Road, , Bristol, BS3 5JZ

- Vastly Extended
- Off Street parking
- close to Victoria Park
- Modern Kitchen
- Freehold
- Backing on to fields
- Popular family location
- Open Plan living
- Three bedrooms
- Ideal for families

**Offers In The Region Of £450,000**



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We are pleased to offer this substantial (circa 1500 square ft) three bedroom home sitting on Marksbury Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Having been extended and updated by the present vendors the property is sure to prove ideal for any couple, family or first time buyers looking for one of these popular homes complete with a generous extension.

To the ground floor the kitchen offers a modern gloss style range of units with contrasting granite effect worktops, boasting a built in dishwasher and space for an American fridge/ freezer & range cooker. The living room affords a view over the front and opens to the second reception room which in turn opens to the kitchen/ breakfast room. Finishing off the ground floor is the spacious shower room & conservatory. Moving upstairs there are three bedrooms, two of which will fit double beds, the master offers a handy over the stairs cupboard.



Outside, the front offers off street parking for two cars, whilst the rear offers a pleasant view over Marksbury Road open space, and is laid with artificial lawn. This lovely home won't be around for long, so please call Hunters BS3 to arrange an internal viewing.

Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.

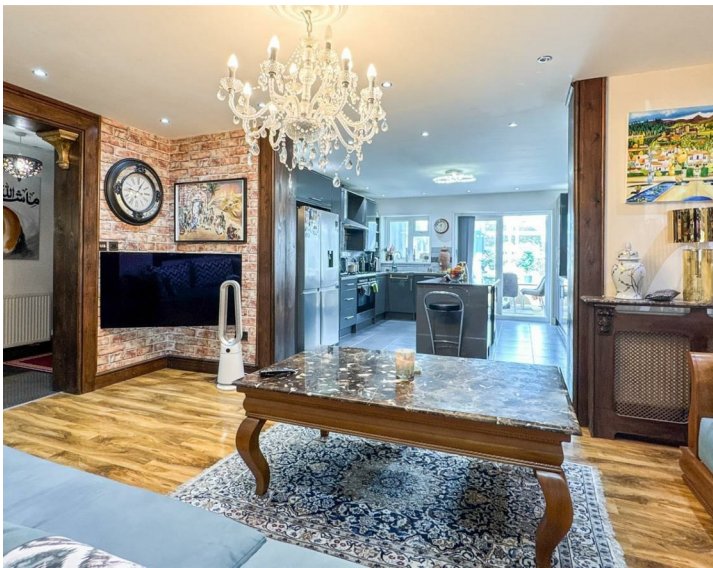
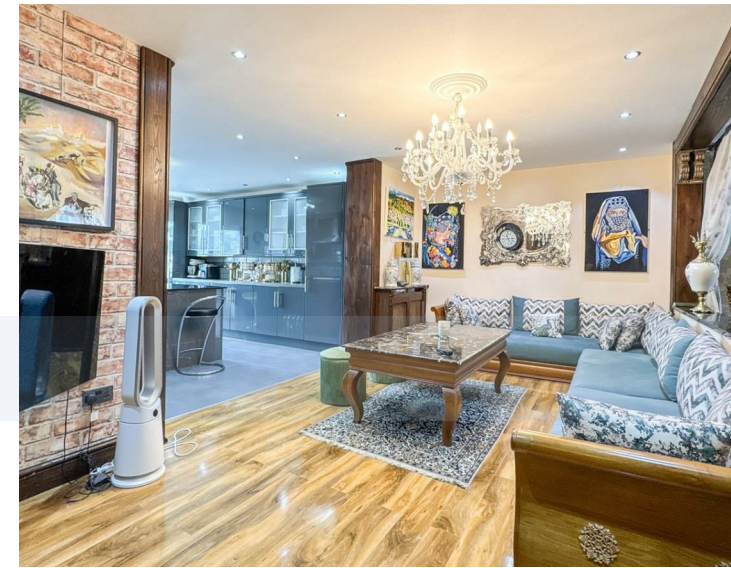
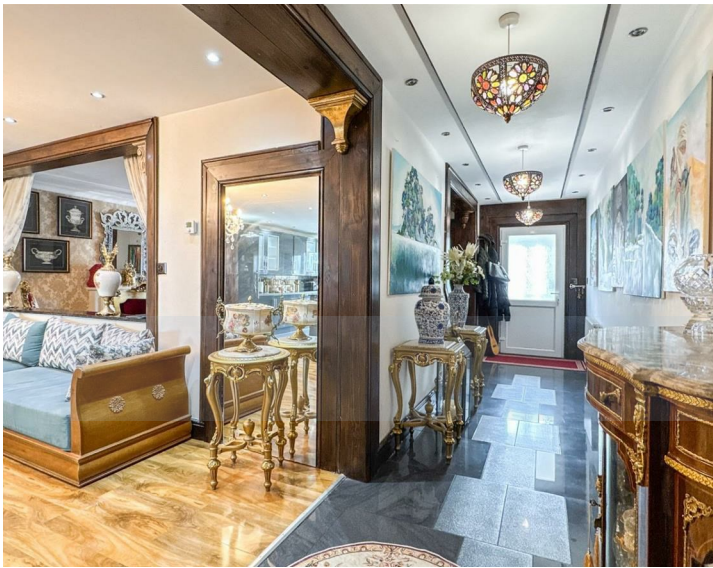
Council Tax Band  
B

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

Tenure  
Freehold



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living room  
14'5" x 13'3"

kitchen/ breakfast room  
14'5" x 13'8"

shower room  
14'5" x 6'2"

bedroom two  
12'11" x 7'10"

reception room  
17'4" x 15'8"

conservatory  
12'1" x 11'9"

bedroom one  
15'5" x 10'11"

bedroom three  
9'8" x 8'2"



### Viewings

Please contact [bedminster@hunters.com](mailto: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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.