



Avonleigh Road, Bedminster, Bristol, BS3 3JA

- Stunningly Presented
- End Of Terrace
- Private Garden
- Four Piece Bathroom
- No Onward Chain
- Two Double Bedrooms
- Rear Access
- Open Plan Living
- Freehold
- Contemporary Finish

£450,000

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Hunters are thrilled to present this stunning two bedroom home sitting on Avonleigh Road, Bedminster. Having been thoroughly renovated by the present vendor this beautiful home is sure to prove perfect for anyone looking for a 'turn-key' home sitting in this popular location.

Upon entering the property you'll note the solid wooden front door, which opens to a porch area. The downstairs has been opened up to offer a stunning open plan kitchen/ dining space, which is a lovely and light area thanks to its dual aspect. The kitchen itself is fitted with 'Shaker' style units with contrasting wooden worktops, complete with built in appliances, there's also been the addition of french doors which open to the rear garden. The sitting room is a cosy space complimented by the bay window and fireplace. Upstairs there are two double bedrooms and four piece bathroom, complete with walk in shower and freestanding bath.



The rear garden is a private space, and thanks to its larger than average size, comfortably fits a sitting area. There is the benefit of secure gated access from the pathway.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2704-7480-2326-2771>



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sitting room
12'2" x 11'11"

bedroom one
15'5" x 12'2"

bathroom
9'6" x 8'4"

kitchen/ diner
19'10" x 15'5"

bedroom two
11'7" x 10'1"



TOTAL FLOOR AREA: 850sq.ft. (79.0 sq.m.) approx.
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.