



## St Johns Lane, Bedminster, Bristol, BS3 5AU

- Immaculately Presented
- Private Garden
- Exposed Wood Flooring
- Three Piece Shower Room
- Close To Victoria Park
- Ground Floor
- Rear Access
- Updated Kitchen
- Low Running Costs
- Bay Fronted

**Offers In The Region Of £230,000**



# St Johns Lane, Bedminster, Bristol, BS3 5AU

## DESCRIPTION

We are pleased to offer for sale this immaculate one bedroom garden flat on St Johns Lane, Bedminster. Having been renovated by our present vendor its sure to prove popular for any first time buyer or investor looking for a 'turn-key' property in this great location a short stroll from Victoria Park.

Upon entering the property from the communal hall you are greeted by the entrance hall, which offers ample storage and hanging space. The double bedroom sits to the front and boasts the bay window. The living room offers a view over the garden whilst the kitchen has been updated to offer 'shaker' style units, complete with belfast sink and contrasting wood effect worktops. The bathroom too has been updated to offer a sizeable walk in shower, WC and was hand basin, with the remainder being tiled. Outside the rear garden faces west and is a great size, theres ample space for a shed and seating area, there is also private rear access via Paultow Road.

Having been refurbished by the present vendors the property boasts period features such as the exposed wooden flooring, bay window and shaker style kitchen. Its sure to prove perfect for anyone looking for a charming property in this popular spot.

### TENURE

Leasehold (share of freehold)

£0 - Ground rent

£0 - Maintenance charge

Balance of 999 year lease (981 years remaining)

### COUNCIL TAX BAND

A

EPC BAND - C - Please see below full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8124-7622-3569-1097-5902>

### living room

12'9" x 11'8"

### kitchen

10'4" x 8'11"

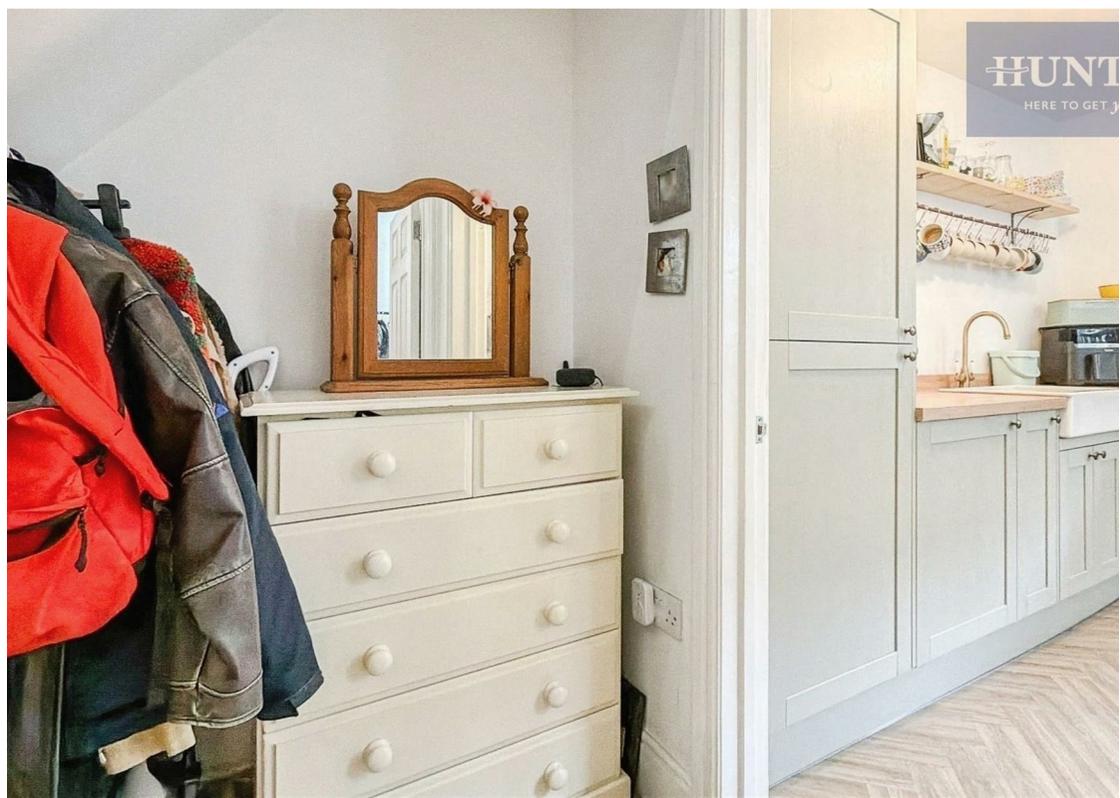
### bedroom

14'0" x 8'9"

### shower room

7'4" x 6'0"





GROUND 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. The 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 is given as to their operability or efficiency can be given.  
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### 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.



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