



St. Johns Crescent, Bristol

- Complete Chain!
- Ideal Project
- Separate Bathroom & WC
- Potential For Off Street Parking
- 1 Mile From Temple Meads Station
- Freehold
- Two Reception Rooms
- Large Garden
- 100 Yards From Victoria Park
- 1 Mile From North Street

Guide Price £300,000

HUNTERS®

HERE TO GET *you* THERE

St. Johns Crescent, Bristol

DESCRIPTION

Hunters offer to the market a superb opportunity to make a house your own in this popular location just a 100 yard walk to the pretty Victoria Park and its prized primary school. Whilst requiring modernisation throughout the property is sure to prove ideal for a family that can extend (subject to the necessary permissions) and turn a house in to a home all while sitting within a few hundred yards of 'Bristols best primary school'.

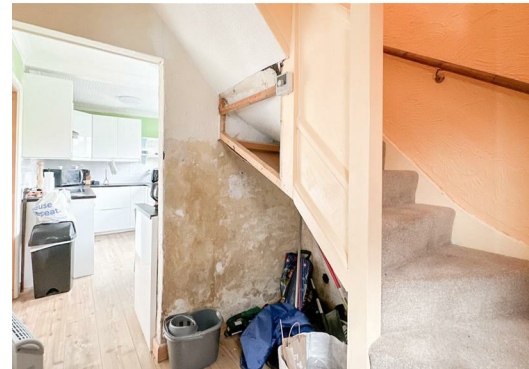
Internally the ground floor affords two good sized reception rooms and kitchen which overlooks the rear garden. Upstairs there are two double bedrooms and a third which will comfortably fit a single bed, the wet room sits separate to the WC. These homes are popular for their outside space, and this one is no different, to the rear it offers a great sized garden with side access to the front whereby parking could be added (subject to the necessary permissions) if required.

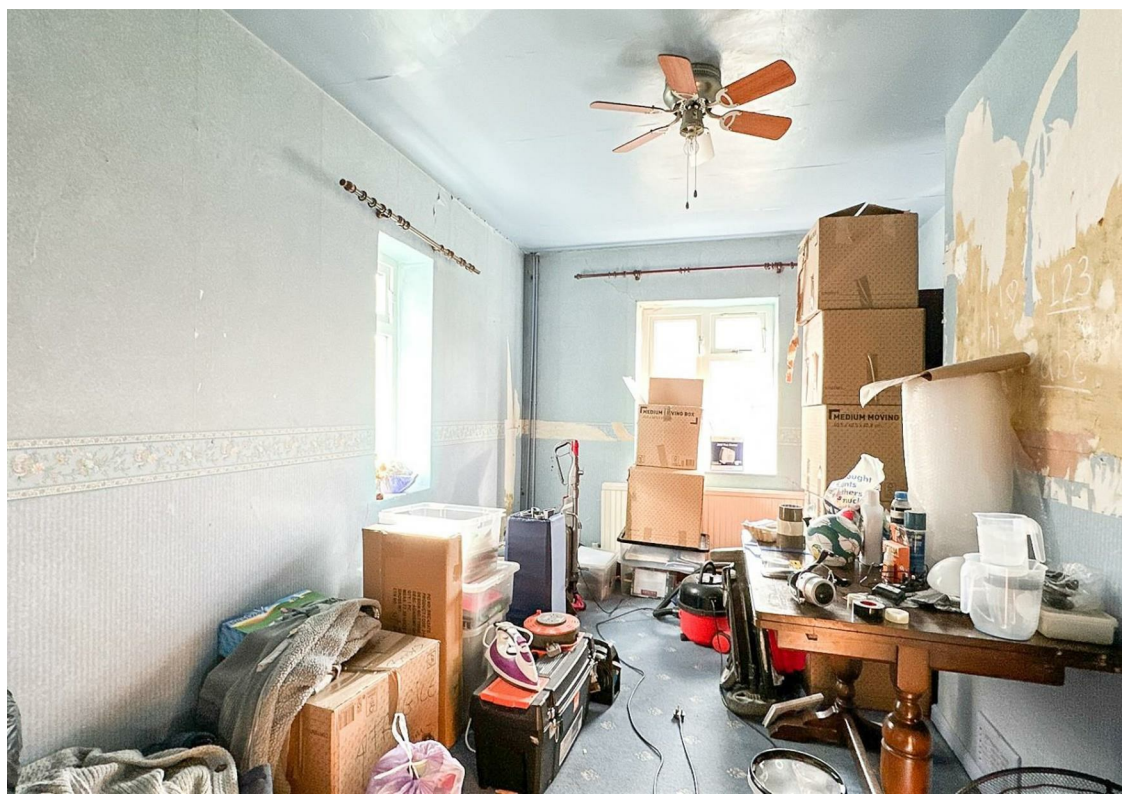
St Johns Crescent sits in south Bedminster, an area popular with families and couples due to its proximity to the vast array of amenities along St Johns Lane, to include a barbershop, numerous convenience stores and bus stops. The pretty Victoria Park sits just 100 yards away, whilst the prized Victoria Park primary school sits a little under 200 yards away. For those requiring train access Temple Meads sits a miles walk away whilst Parson Street station is just 1.2 miles away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/9588-8965-7269-1867-5910>





GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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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 wish 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.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

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