Brendon Road, , Bristol, BS3 4PJ

- Vendor found property!
- Beautiful Kitchen/ Diner
- Three Bedrooms
- Gas gentral heating
- Side access
- Utility Room
- Open Plan Living Space
- 0.4 Mile Walk To Victoria Park
- End of terrace
- Large tiered garden

HUNTERS®
HERE TO GET *you* THERE

£415,000

Brendon Road, , Bristol, BS3 4PJ - £415,000

DESCRIPTION

Hunters BS3 are pleased to present this well positioned three bedroom end of terrace home sitting at the top of Brendon Road, Windmill Hill, just a 0.4 mile walk to the popular Victoria Park. Internally to the ground floor the property offers a large entrance hall, which opens to the lovely open plan kitchen/ dining space. There is a front room which too opens to the dining space, making it a lovely and light space.

Moving upstairs, there are three bedrooms, two of which will fit double beds, the master overlooks the rear garden and offers built in wardrobes. The bathroom offers a three piece suite whilst the landing affords loft access. Moving outside to the front there is plenty of space for bike storage there is even a handy bin store, being the end of terrace there is also side access. The rear garden is very well kept and is on tiered levels, most of which is laid with either patio or stones, but there are established borders and trees surrounding the property.

The property has been well kept and updated by the present vendors, and is sure to prove perfect for any first time buyer or family looking for a lovely home in this ideal location. Our vendors have found a property to buy so please call to arrange an internal viewing appointment.

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/8615-7723-2060-9421-7902

TOTAL FLOOR AREA : 784 sq.ft. (72.8 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

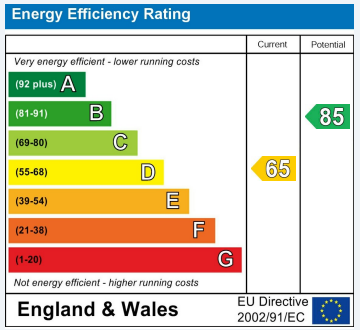
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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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HERE TO GET you THERE

The Property Ombudsman

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