Martock Road, Bedminster, Bristol, BS3 5QL

- Well presented throughout
- Modern Kitchen
- West Facing Garden
- 0.3 Mile Walk To Marksbury Road Open Space
- 0.4 Mile Walk To Parson St Station
- Outbuilding With Power
- Off Street Parking
- Popular Location
- 0.3 Mile Walk To Parson St School
- 1.0 Mile Walk To Victoria Park

£325,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are pleased to present for this well presented two bedroom home on Martock Road, Bedminster. Offered to the market in great condition throughout the property is sure to prove ideal for any couple or first time buyers looking for a charming home in this popular spot.

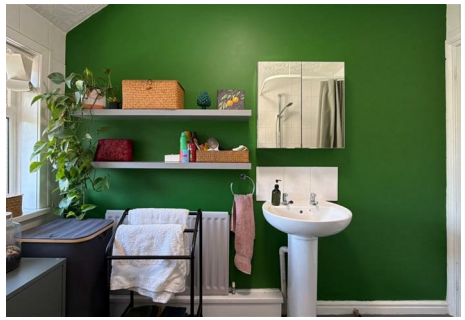
The internal accommodation comprises of a large living room, which gives access to the modern kitchen which affords a pleasant view over the garden. Upstairs there are two double bedrooms and wet room. Outside the rear garden faces west making most of the afternoon and evening sun. There is a small patio with decked area to the top of the garden, with the remainder being laid with artificial lawn. There is an outbuilding with power which currently is used as a workshop whilst the front affords off street parking for one car.

Martock Road sits in Bedminster, an area popular with first time buyers and young families alike. This particular property sits under half a miles walk to Parson Street Primary school and Parson Street station. Marksbury Road open space sits just a 0.4 mile walk away whilst Victoria Park sits 1.0 mile away.

TENURE-
Freehold

COUNCIL TAX BAND-
B

EPC BAND - E - Please see below link for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/0163-2828-7529-9701-5031



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living room
11'11" x 10'11"

kitchen
15'9" x 7'11"

outbuilding
15'9" x 8'7"

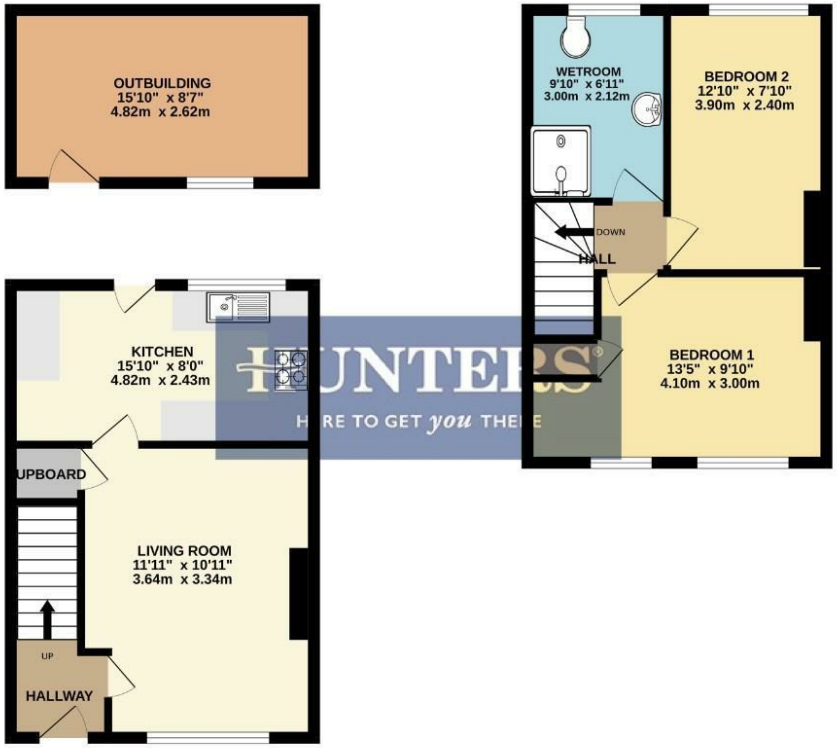
bedroom one
13'5" x 9'10"

bedroom two
12'9" x 7'10"

wet room
9'10" x 6'11"

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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Viewings

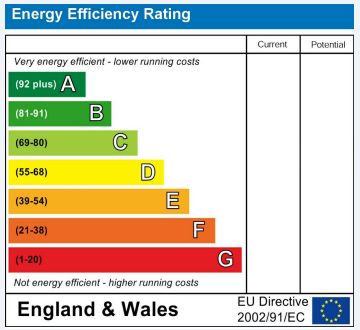
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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