







Marksbury Road, , Bristol, BS3 5LD

- Freehold
- Private Garden
- Modern Kitchen
- Low Running Costs
- Ideal For First Time Buyers
- No Onward Chain
- Off Street Parking
- Modern Bathroom
- Council Tax Band B

HUNTERS®
HERE TO GET *you* THERE

£250,000

Marksbury Road, , Bristol, BS3 5LD

DESCRIPTION

We are pleased to offer this one bedroom home sitting on Marksbury Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Being offered to the market with no onward chain and in modern condition throughout its sure to prove perfect for first time buyers & investors.

To the ground floor the kitchen offers a modern set of units with contrasting granite effect worktops, there is ample space for washing machine & fridge/freezer whilst the cooker and hob are built in, the living room offers a dual aspect and opens to the rear garden. Moving upstairs there is a double bedrooms and modern three piece shower room.

Outside, the front offers off street parking whilst the rear offers a raised decked area with the remainder being laid with artificial lawn.

Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.

Council Tax Band
B

EPC Band - C - Please see below link for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2948-8140-2202-5501

Tenure
Freehold







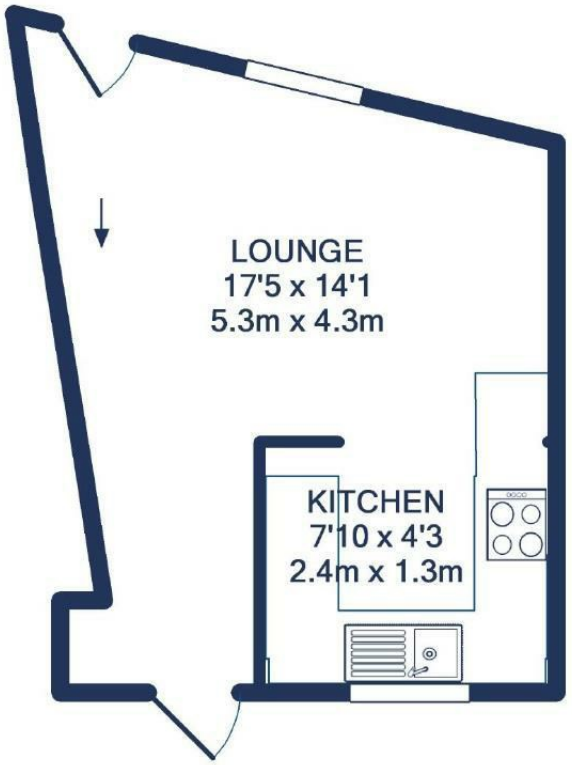












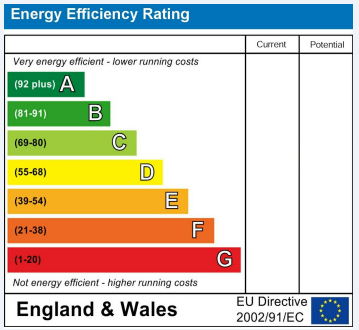
GROUND FLOOR



1ST FLOOR

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.

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.

The Property Ombudsman

165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE