



Brixham Road, Bedminster, Bristol, BS3 5LQ

- Three Bedrooms
- Large Garden
- Off Street Parking
- Ideal For First Time Buyers
- Upstairs Bathroom
- Stunning Kitchen Area
- Beautifully Presented
- Popular Location
- Side Access
- Downstairs WC

£415,000

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Hunters are pleased to present this stunning three bedroom terrace home sitting a stones throw from Marksbury Road open space. Having been lovingly renovated by the present vendors its sure to prove perfect for any couple looking for a turn-key home in this popular spot.

Upon entering you are greeted by the entrance hall, complimented by the bespoke built in storage cupboard. The living room is a great space, boasting a large window with shutters, and built in TV unit. The kitchen boasts a shaker style kitchen, understairs cupboard and WC, the sun room has been converted to boast dual skylights and raised seating area.

Upstairs there are three double bedrooms, and neatly positioned three piece bathroom with decorative tiles. Outside the rear garden is a beautiful tranquil space and offers two seating areas and shed, with the remainder being laid with lawn.



TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - EPC Band TBC

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-

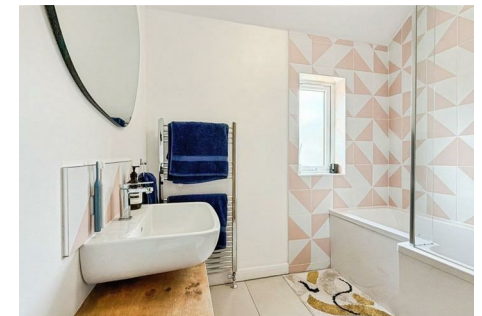
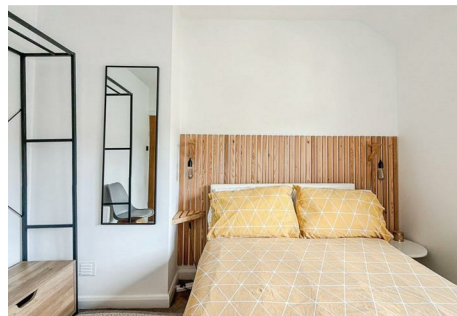
<https://what3words.com/grew.poem.riders>

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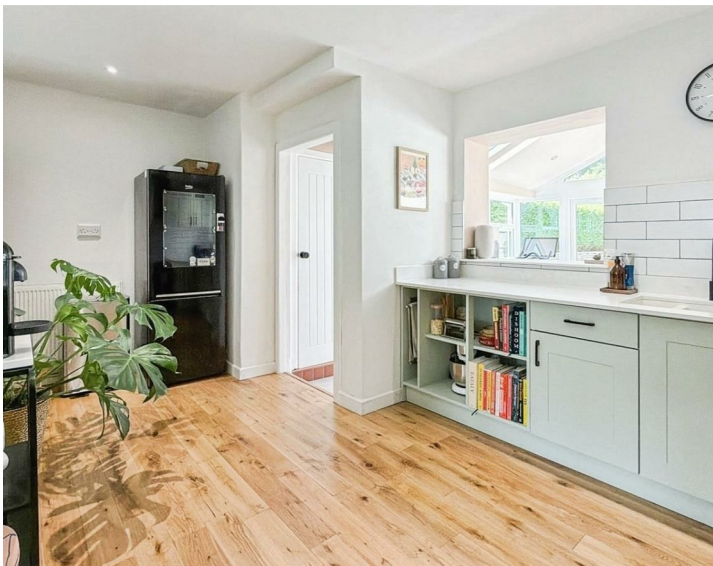
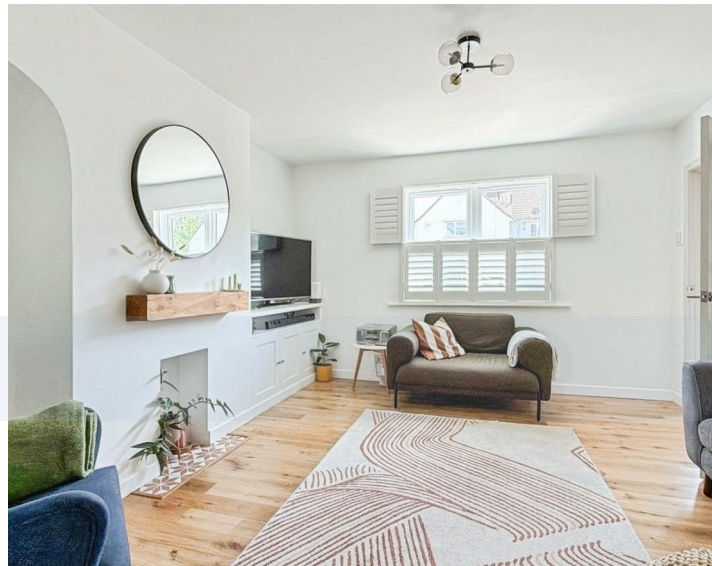
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LIVING ROOM
13'5" x 12'4"

Sun room
10'7" x 9'9"

BEDROOM TWO
11'0" x 8'5"

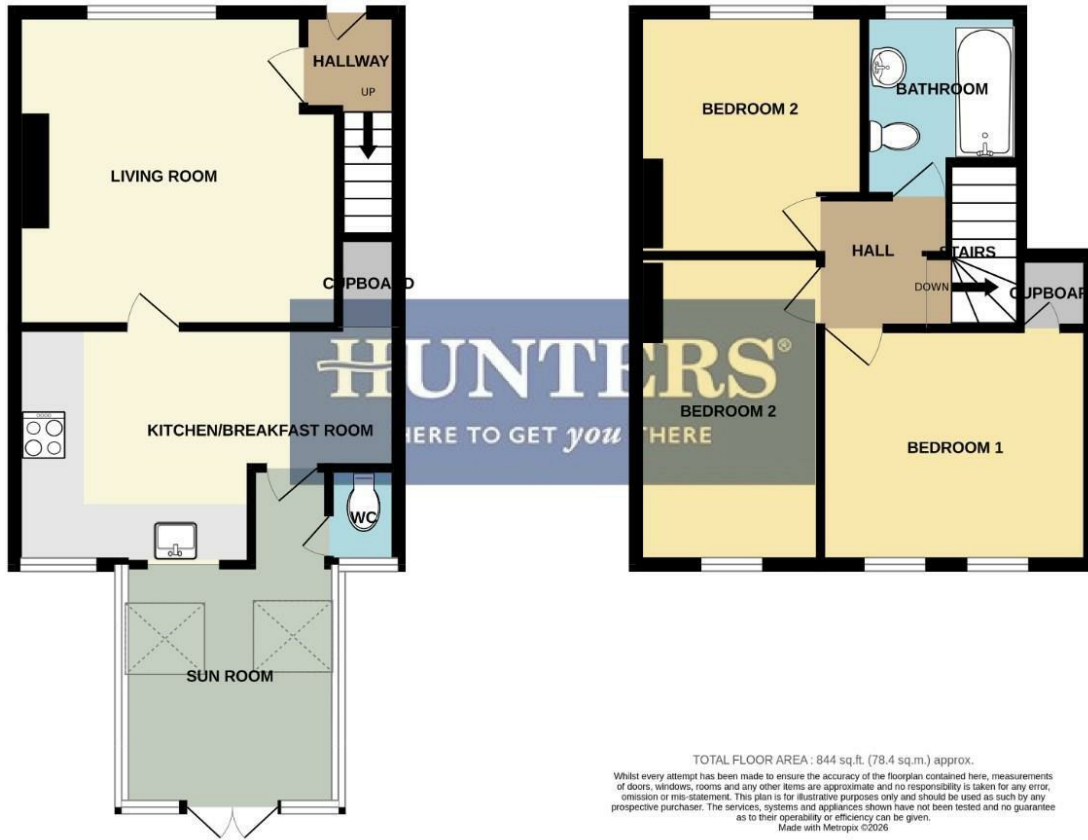
KITCHEN
10'7" x 10'1"

BEDROOM ONE
12'2" x 10'5"

BEDROOM THREE
13'5" x 8'5"

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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.

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 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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