



British Road, Bedminster, Bristol, BS3 3DA

- No Chain
- Allocated Parking Space With Potential for EV point
- Extended
- Private Garden
- Council Tax Band B
- Freehold & Gas Central Heating
- Open Plan Living
- Two Reception Rooms
- Downstairs WC
- EPC Band C

Offers In Excess Of £400,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are pleased to present for sale this extended two bedroom home sitting in the heart of Bedminster on British Road. Having been lovingly cared for by the present vendor its sure to prove perfect for any couple or growing family looking for a versatile home in this superb spot that's got the added benefit of no onward chain.

Internally you are greeted by the large open plan kitchen/ living space, boasting a dual aspect the room is lovely and light and features a traditional style kitchen. The living room has been incorporated into the extension, which again is a lovely light space offering a dual aspect, skylight and bi-fold doors to the rear. Completing the downstairs space is the handy utility area and downstairs WC. Upstairs there are two bedrooms and three piece bathroom, there is a handy airing cupboard on the landing and access to the boarded & insulated loft.



Outside the rear garden is a private space and is laid with patio and stones, there is side and rear access whilst the front affords an allocated off street parking space and front garden, there is also the addition of access to a communal bike store to the rear.

British Road sits on the edge of 'The Chessels' a stone's throw from the pretty South Street Park, the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants sits just a 5 minute walk away. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

EPC BAND - C - Please see below link for full epc report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8385-6020-8149-9833-5922>



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open plan kitchen/ dining
space
24'4" x 14'0"

living room
14'6" x 14'1"

bedroom one
13'3" x 11'2"

bedroom two
10'7" x 7'3"

bathroom
6'7" x 5'6"

GROUND FLOOR

1ST FLOOR



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.

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.