

## East Street, Bristol

- Two Bedrooms
- Top Floor Flat
- Modern Kitchen & Bathroom
- Perfect For First Time Buyers
- 0.3 Miles To Victoria Park
- Superb Location
- Low Running Costs
- Ideal Investment Property
- 0.5 Miles To Wapping Wharf
- 0.8 Miles To Temple Meads Station

**£220,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# East Street, Bristol

## DESCRIPTION

Hunters are thrilled to present this superbly located two bedroom top floor flat sitting at the bottom of East Street, Bedminster. Offered to the market in a well presented condition throughout is sure to prove perfect for any first time buyer or perhaps investor looking for a property thats ready to be occupied.

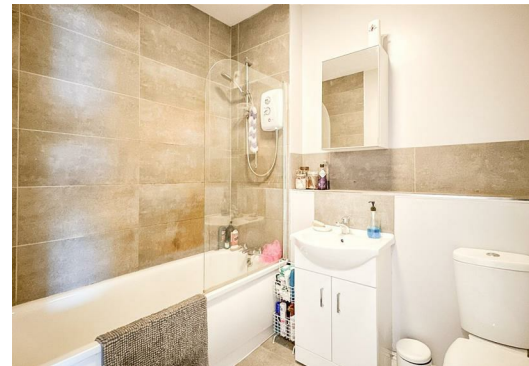
Sitting on the top floor the flat was converted in 2014, and has been well maintained by the current owner. There's a large living room with opening to the modern kitchen. There are two double bedrooms and modern three piece bathroom with ample built in storage on the landing and entrance hall.

East Street sits perfectly located for those wanting a range of amenities and independent shops on your doorstep. The popular Wapping Wharf is located just 0.5 miles away, whilst the pretty Victoria Park sits just a 0.3 mile walk away. Temple Meads train station is just a 15 minute walk away for those requiring access to London.

TENURE -  
Leasehold  
LEASE TERM REMAINING-  
116 YEARS.  
GROUND RENT -  
£100 per annum  
MAINTENANCE CHARGE -  
£NIL

COUNCIL TAX BAND  
A

EPC BAND -  
TO BE CONFIRMED.





FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 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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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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