



HUNTERS  
HERE TO GET you



## Aylesbury Crescent, , Bristol, BS3 5NN

- Three Bedrooms
- Rear Access
- Open Plan Living Space
- Electric Heating
- Great Views
- 1930s Terrace
- No Chain
- Extended Kitchen
- Requires Some Modernisation
- Ideal For Families

**£425,000**

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

# Aylesbury Crescent, , Bristol, BS3 5NN

## DESCRIPTION

Hunters are pleased to present this 1930s terrace home sitting along the top of the desirable tucked away road of Aylesbury Crescent. Offered to the market for the first time since it was new, its sure to prove perfect for a growing family looking to make a charming home their own.

Internally the ground floor affords a large living room boasting a charming bay window. The dining room sits overlooking the garden, whilst the kitchen runs alongside and would be a perfect space to open up. Moving upstairs there are three bedrooms, two of which will comfortably fit double beds, whilst the third is a single/ nursery. The bathroom boasts a three piece suite whilst there is loft access on the landing.

Outside the property offers a tiered rear garden which also boasts rear access and access to an external store, whilst the front offers steps down to the road.

Aylesbury Crescent sits off Bedminster Road, Bedminster, the road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

TENURE  
Freehold

COUNCIL TAX BAND  
C

EPC BAND - TBC a new EPC report has been ordered.

living area  
14'5" x 11'5"

dining area  
15'6" x 11'1"

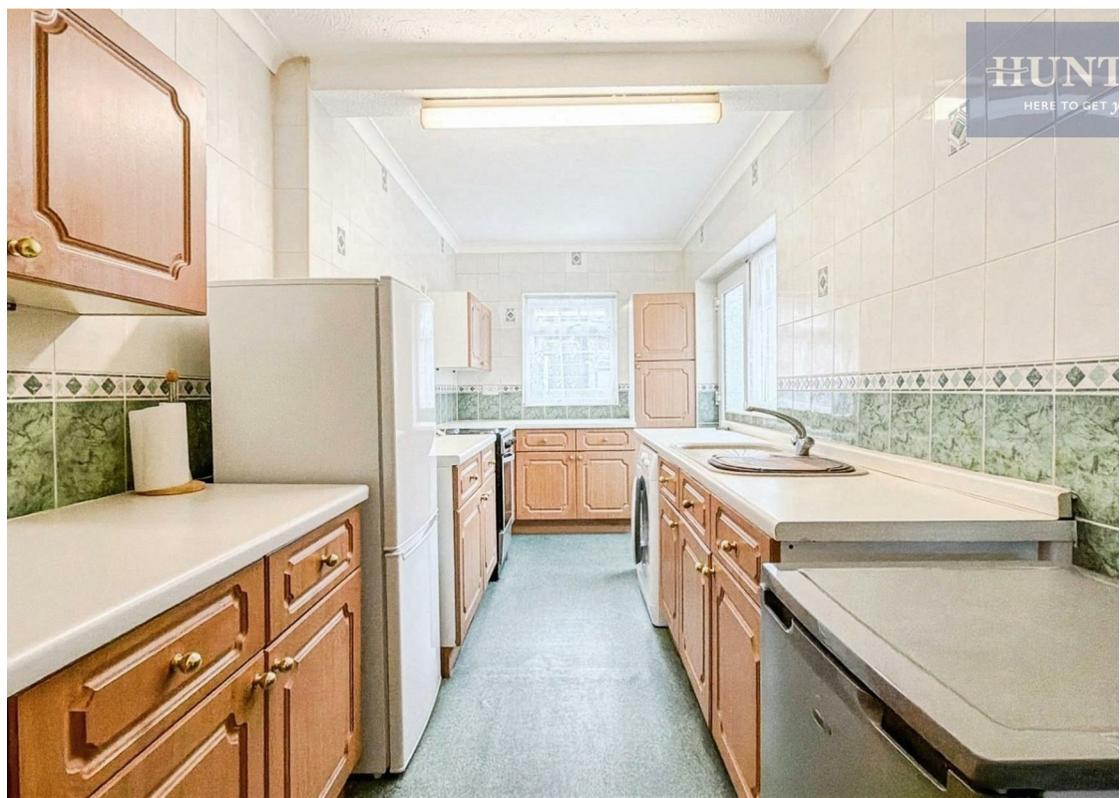
kitchen  
18'4" x 6'8"

bedroom one  
14'5" x 8'10" (to wardrobe)

bedroom two  
11'9" x 11'10" (to wardrobe)

bedroom three  
8'0" x 7'11"





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](mailto: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) <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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