



Littleton Road, Bristol

- Off Street Parking
- Garage With Power
- Two Bathrooms
- 0.5 Miles To Victoria Park
- 0.6 Miles To Bedminster Station
- Side Access
- Rear Extension
- Popular Location
- 0.8 Miles To North Street
- 1.2 Miles To Temple Meads Station

£350,000

HUNTERS®
HERE TO GET *you* THERE

Littleton Road, Bristol

DESCRIPTION

Hunters are pleased to offer this well presented three bedroom end of terrace home sitting on Littleton Road, Bedminster. Sitting just a stones throw from amenities on Marksbury Road and just under a miles walk to the pretty Victoria Park the property would prove perfect for a growing family.

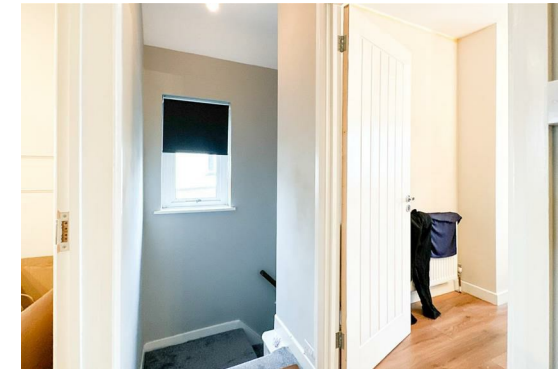
The ground floor accommodation comprises an entrance porch, handy for coats and shoes. The living room opens through to the kitchen which affords access to the downstairs bathroom. The rear offers an extension which affords access to the garden. Upstairs there are three double bedrooms, the largest of which sits to the front and affords an ensuite bathroom. The outside space is a real bonus to this home, there is off street parking for several cars to the front, with side access to the rear. The rear garden offers a small lawned area, with the remainder being laid with patio, there is also a large garage with power accessed via an up & over door.

Littleton Road is a popular location in Bedminster, there are a variety of amenities around the corner in Marksbury Road to include a bus stop, pharmacy and primary school. The property sits under a miles walk to the pretty Victoria Park & the popular and vibrant North Street. Bedminster station sits just under a miles walk away whilst Temple Meads is a 1.2 mile walk away.

TENURE
Freehold

COUNCIL TAX BAND
B

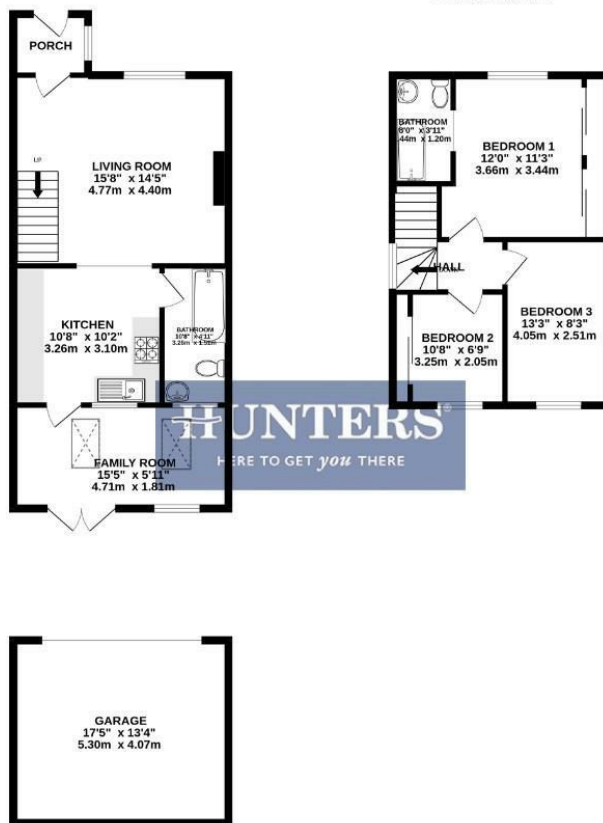
EPC BAND - EPC has been ordered.





GROUND FLOOR
723 sq ft (67.2 sq.m.) approx.

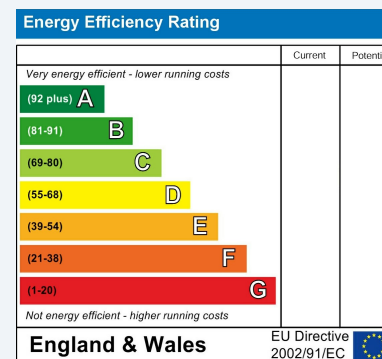
1ST FLOOR
376 sq ft (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq ft (102.2 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.
 Made with Metasoft C3222

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.

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.

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