





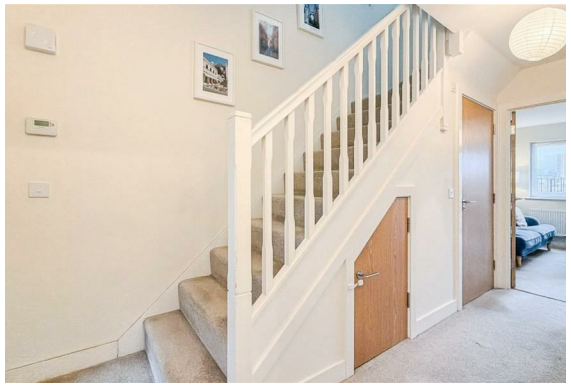

Mason Close, , Bristol, BS3 5EX

- Two Double Bedrooms
- downstairs WC
- Modern Development
- Freehold
- Council Tax Band B
- Upstairs Bathroom
- Parking & Vehicle Charging
- Tucked Away
- EPC Band B

Offers In The Region Of £375,000

HUNTERS®
HERE TO GET *you* THERE

Mason Close, , Bristol, BS3 5EX



We are pleased to offer this well presented two bedroom home sitting tucked away on Mason Close just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Having been cherished by the current vendors since new the property is sure to prove ideal for any couple or first time buyers looking for one of these modern homes in this great location.

To the ground floor the kitchen boasts a modern set of units with built in appliances. The living room offers a lovely aspect over the garden and comfortably fits a dining table and living suite. Finishing off the ground floor is WC which is neatly tucked away under the stairs. Moving upstairs there are two bedrooms, both of which will fit double beds. The bathroom boasts a three-piece suite and decorative tiling throughout.



Outside, the front offers off street parking & vehicle charging port there is secure access to the rear garden, which currently offers a good sized, split level patio & decked area. There is also an established flower bed, these lovely homes are rare to the market, so please call us to arrange an internal viewing.

Mason Close sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.



Council Tax Band
B

EPC Band - B - Please see below link for the full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/8211-7936-6480-0423-3906

Tenure
Freehold









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living/ dining room
15'8" x 13'9"

kitchen
12'5" x 6'10"

bedroom one
13'9" x 10'9"

bedroom two
13'9" x 10'5"

bathroom
7'2" x 6'2"

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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Viewings

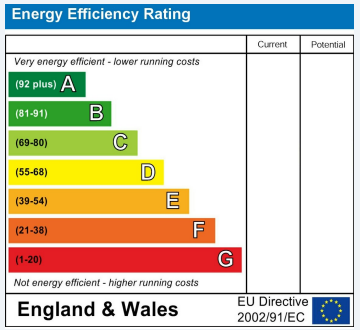
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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