



Hebron Road, , Bristol, BS3 3AB

- Renovated Throughout
- Front Reception Room
- Just Off North Street
- uPVC Double Glazed Throughout
- No Onward Chain
- Upstairs Three Piece Bathroom
- Bi-fold Doors To Garden
- Immaculate Throughout
- Downstairs WC
- Ideal For First Time Buyers

£425,000



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DESCRIPTION

We are pleased to offer For Sale this beautifully presented Victorian terrace home sitting just off North Street on Hebron Road, Bedminster. Offered to the market in superb condition throughout & no onward chain its sure to prove perfect for any couple looking for a stunning home in this popular tucked away location.

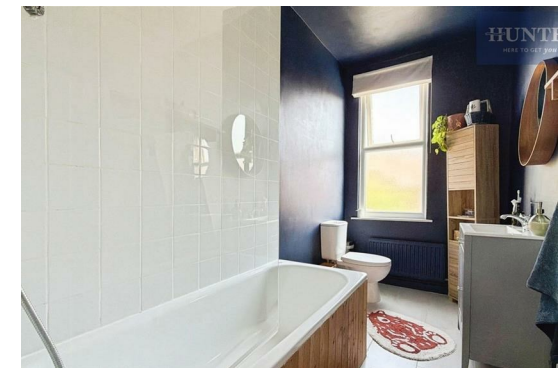
Internally to the ground floor the property offers a cosy front reception room with wood burning stove. The kitchen/ dining room has been opened up to offer a beautiful entertaining space to include ample room for a dining table, large kitchen island and a range of units to include built in white goods, there are also bi-fold doors opening to the rear garden. There is a neatly tucked away WC under the stairs to finish off the ground floor.

Moving upstairs there are two double bedrooms and family bathroom, fitted with a three piece suite. Outside the rear garden offers a patio area flowing from the kitchen and large outside store, Properties of this calibre in this location are rare to the market, so please contact Hunters to arrange a copy of the video tour, we can then arrange a physical viewing.

EPC Band - D - Please see below link for full EPC report;
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8954-6422-4520-6463-9926>

COUNCIL TAX BAND - B

TENURE-
Freehold





GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA - 971 sq.ft. (90.2 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.
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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.



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