







Dunford Road, , Bristol, BS3 4PN

- 1930s End of Terrace
- Large Garage over 7m in length
- Superb Location
- gas central heating
- freehold
- Large Corner Plot
- development potential (STIPP)
- 0.4 Miles to victoria park
- worcester combination boiler
- no chain

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £425,000

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DESCRIPTION

We are pleased to present this charming 1930s home sitting on a substantial corner plot on the corner of Dunford Road, Windmill Hill, just a 0.4 mile walk to the popular Victoria Park. Internally to the ground floor the property offers a large entrance hall, which opens to the dual aspect living/ dining space. The kitchen sits to the side overlooking the side garden and garden room.

Moving upstairs, there are three bedrooms, two of which will fit double beds, the master overlooks the rear garden and offers built in wardrobes. The bathroom offers a three piece suite whilst the landing affords loft access (which could be converted to a further bedroom, subject to the necessary permissions).

Perhaps the stand out feature of this home is the space. To the rear there is an area laid with patio and substantial garage, which is just over 7 meters in length. The side garden affords access to the front, with the border being stocked with well established bushes.

The property is sure to prove perfect for anyone looking for a charming home boasting a substantial plot, there could also be development potential thanks to the large garage, however our sellers have not looked in to this. Please call Hunters Bedminster for further information and to arrange an internal viewing appointment.

TENURE
Freehold

COUNCIL TAX BAND
B

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

living area
12'9" x 10'9"

dining area
11'8" x 10'4"

kitchen
10'7" x 6'5"

garden room
3'5" x 16'10"

bedroom one
12'4" x 11'3"

bedroom two
11'8" x 11'3"

bedroom three
9'4" x 5'6"













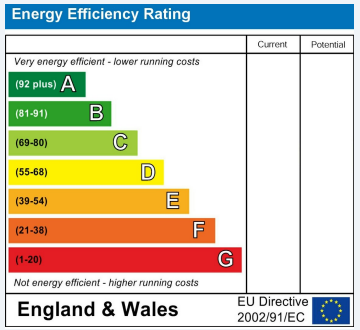






ENERGY PERFORMANCE CERTIFICATE

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.

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.

The Property Ombudsman

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