



## Nelson Street, Bedminster, Bristol, BS3 2SP

- Two Bedrooms
- Private Garden
- Victorian Terrace
- Well Presented Throughout
- Two En-suites
- Home Zone
- No Onward Chain
- Blank Canvass

**Asking Price £325,000**



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Hunters are pleased to present for sale this well presented two bedroom, two bathroom victorian home tucked away on the popular Nelson Street, on the outskirts of Bedminster. Offered to the market with no onward chain the property is sure to prove perfect for anyone looking for a low maintenance but versatile home in this popular location.

Internally downstairs there are two large reception rooms. The kitchen is fitted with a modern suite. there is a handy utility/ breakfast area to the rear which overlooks the garden. Upstairs there are two double bedrooms both of which offer en suites, one with a shower and the other with a bath. Outside the rear garden is laid with lawn but does offer a small patio area.



Nelson Street sits on a homezone, meaning its a quiet residential street with ample parking for the residents. Its an area popular with young families and first time buyers, and is within walking distance for the amenities on West Street and access links on Bedminster Down Road, there is even a residents play park.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - EPC BAND D - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/1035-7827-7400-0347-7296>



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living room  
13'1" x 12'3"

kitchen  
9'8" x 7'4"

bedroom one  
13'1" x 12'3"

bedroom two  
15'1" x 13'1"

dining room  
13'1" x 11'1"

utility room  
7'8" x 7'4"

ensuite  
6'0" x 4'1"

ensuite  
7'4" x 5'10"



### 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.