Marksbury Road, , Bristol, BS3 5JZ

- Superbly Presented Throughout
- Off Street Parking
- Dual Aspect Living Room
- Ideal For Families or FTBs
- Gas Central Heating
- Backing on To Fields
- Shaker Kitchen
- Three Piece Bathroom
- uPVC Double Glazed
- Freehold

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Offers In Excess Of £400,000

Marksbury Road, , Bristol, BS3 5JZ

DESCRIPTION

We are pleased to offer this beautifully presented three-bedroom home sitting on Marksbury Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Having been cherished by the current vendors the property is sure to prove ideal for any couple, family or first time buyers looking for one of these popular homes with quirky differences throughout.

To the ground floor the kitchen offers a farmhouse style range of units with contrasting wood worktops, boasting a built in dishwasher. There is also space for a large range cooker & free standing fridge/freezer. The living room offers a dual aspect making it lovely and light, and an attractive fireplace. Finishing off the ground floor is the under stairs cupboard and the wood flooring throughout gives it a real homely feel. Moving upstairs there are three bedrooms, two of which will fit double beds, the master offers a handy walk in wardrobe over the stairs too. The bathroom boasts a three-piece suite, underfloor heating and decorative tiling throughout.

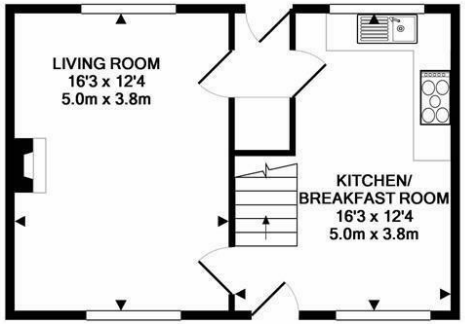
Outside, the front offers off street parking and secure access to the rear garden, which currently offers a large patio area, established trees and shrubs running along the borders, a good sized lawn area and the benefit of overlooking a playing field. This lovely home won't be around for long, so please call Hunters BS3 to arrange an internal viewing.

Marksbury Road 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.

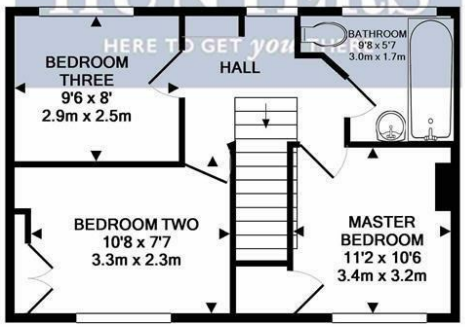
Council Tax Band
B

EPC Band - C - Please see below link for the full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/0241-2832-7774-9296-2301

Tenure
Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

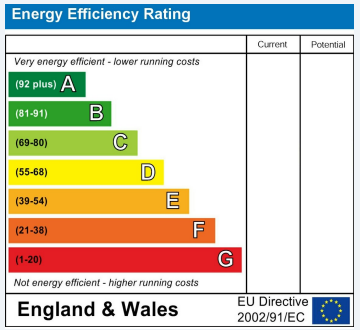
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com https://www.hunters.com

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