



Bedminster Road, Bedminster, Bristol, BS3 5NQ

- 1930s Semi Detached Home
- Modern Kitchen/ Diner
- Three Storey
- Side Access
- 120 sq/m of accommodation
- Flexible Accommodation
- Large Garden with outbuilding
- Beautifully Presented Throughout

Offers In The Region Of £525,000

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Hunters are pleased to offer this superbly presented 1930s home sitting on Bedminster Road. Having been lovingly renovated by the present vendor it offers just over 1,200sq ft of accommodation and is sure to prove perfect for any family looking for a well presented, versatile home in this family orientated location.

Internally the ground floor affords a large living room which boasts a bay window. The kitchen/ diner has been opened up to offer a great sized, beautifully finished entertaining space offering a lovely view of Bristol and access to the terrace.

Moving upstairs there are three bedrooms, all of which will comfortably fit double beds, there is also a modern bathroom fitted with a three piece suite. The basement has been converted to offer more living space, there are two reception rooms and bedroom, complete with three piece bathroom ideal for an independant family member. Outside the rear offers a patio area, with the remainder laid to lawn, there is also secure side access to the front.

Bedminster Road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

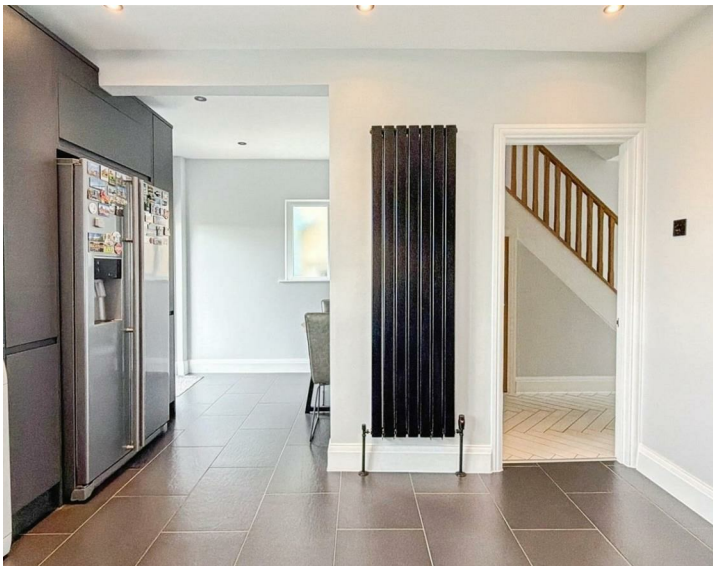
TENURE
Freehold

COUNCIL TAX BAND
D

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2578-3065-7207-2600-5230>



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Living room
13'3" x 12'8"

bedroom two
12'7" x 11'9"

kitchen/ diner
18'8" x 12'7"

bedroom three
8'2" x 7'10"

bedroom one
13'3" x 11'1"

bathroom
7'3" x 5'4"

bedroom four (basement)
9'0" x 6'10"

living room (basement)
12'6" x 10'9"

reception room (basement)
10'9" x 7'6"



TOTAL FLOOR AREA : 1292sq.ft. (120.0 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.



165 East Street, Bedminster, BS3 4EJ
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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.

