



## Marksbury road, Bristol, , BS3 5LE

- Five Bedrooms
- Off Street Parking
- Backing Onto Playing Fields
- Stunning Kitchen/ Diner
- Ideal For Families
- Unique Home
- Wraparound Garden
- Three Bathrooms
- Separate Reception Rooms
- 109sq/m Of Accommodation

**Asking Price £500,000**

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We are pleased to present for sale this substantial (circa 109sq/m) five bedroom home sitting along the top of Marksbury Road, Bedminster. Sitting a 10 minute walk to the vibrant North Street and having been lovingly updated by the present vendors the property is sure to prove ideal for any family looking for a substantial and versatile home in this desirable family location close to three schools.

Internally you are greeted by the handy entrance hall which opens to the living room. Moving through the property the kitchen is a stunning space which has been updated by the present vendors to offer a contemporary space, complimented by a separate island and bi-fold doors to the conservatory. Sitting in the extended part of the property is the fifth bedroom, which is currently being used as a study, and a modern three piece bathroom.



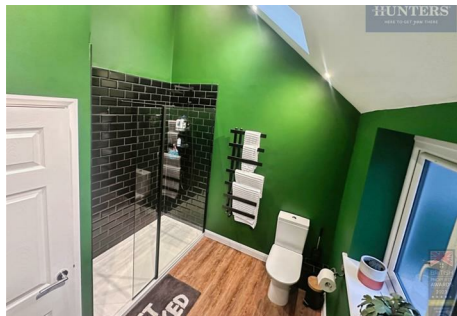
Moving upstairs there are four further bedrooms, all of which will fit double beds. The master bedroom boasts a three piece en-suite shower room whilst the family shower room has been updated to offer a contemporary suite with 'his and hers' sinks, both this and the second bedroom offer vaulted ceilings complete with skylights.

Perhaps the standout feature of this home is the outside space, to the front there is ample off street parking, with secure gated access to the rear garden. The rear garden faces west and is a very private space, it offers a substantial patio area, with the remainder being laid with lawn. It backs on to Marksbury Road open space and the borders surrounded by established trees, making it a private, yet sunny space, finishing off the garden is the separate brick store.

TENURE  
Freehold

COUNCIL TAX BAND  
C

EPC BAND - C - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9829-3059-2202-3706-1200>



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**174 Marksbury Road, Bedminster, Bristol**

### 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.