

## Haldon Close, , Bedminster, Bristol, BS3 5LR

- Three Bedrooms
- Garage + off street parking
- uPVC double glazed
- Rewired
- Replastered Throughout
- Utility Room
- recently renovated
- Worcester combination boiler
- New Guttering + Fascias
- New Kitchen + Bathroom suite

**Offers In The Region Of £365,000**



# Haldon Close, , Bedminster, Bristol, BS3 5LR

## DESCRIPTION

We are pleased to offer this recently renovated three-bedroom home sitting tucked away on Haldon Close, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Having been update 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 thats just been finished to a high standard.

To the ground floor the kitchen/ diners been opened up and offers a modern range of units with contrasting worktops, boasting a built in oven and freestanding fridge/ freezer. The living room offers an aspect over the garden and is a lovely and light room. Finishing off the ground floor is the lobby and utility room, that houses the Worcester combination boiler. Moving upstairs there are three bedrooms landing with two storage cupboards and access to the loft. The shower room boasts a three-piece suite.

Outside, the front offers off street parking, single garage and secure access to the rear garden, which currently offers a raised decking area, there are established trees and shrubs running along the borders. As it sits on a corner plot there is plenty of space to the side and rear, offering a blank canvass for any purchaser. This versatile home has undergone renovation to include new bathroom & kitchen suites, new facias and guttering, completely rewired, plastered and painted throughout, so please call Hunters to arrange an internal viewing.

Haldon Close 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/0360-2920-9180-2522-8975>

Tenure  
Freehold

living room  
17'2" x 12'3"

kitchen/ diner  
17'2" x 11'11"

utility room  
6'1" x 5'5"

bedroom one  
11'11" x 9'2"

Bedroom two  
8'8" x 8'0"

bedroom three  
9'2" x 7'3"

garage  
17'2" x 9'0"







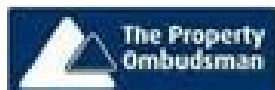
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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](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.



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Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

## 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.

