







Glyn Vale, Bedminster, Bristol, BS3 5JF

- Requiring Modernisation
- No Chain
- Ideal For First time buyers
- Freehold
- Gas Central Heating
- Large Garden
- Off Street Parking
- Three Bedrooms
- Semi Detached

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Offers In The Region Of £245,000

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DESCRIPTION

We are pleased to offer to the market this ideally appointed three bedroom semi detached home sitting along Glyn Vale in Bedminster. Offering ample accommodation both inside and out its sure to prove an ideal purchase for First Time Buyers and families alike. Whilst requiring modernisation there is a spacious living room & kitchen which overlooks the rear garden. Finishing off downstairs is the a handy side access & WC.

Upstairs there are three bedrooms, two of which will fit double beds, there is a shower room is fitted with a three piece suite. Externally to the front the property offers ample off street parking on the driveway, the garden is currently arranged over two tiers providing plenty of useable space, there is also a large carport.

TENURE
Freehold

Council Tax Band
B

EPC Band - TBC - A new EPC report has been ordered.

living room
19'0" x 12'10"

kitchen
15'11" x 7'8"

bedroom one
12'11" x 11'2"

bedroom two
12'1" x 7'8"

bedroom three
9'8" x 7'7"

















GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

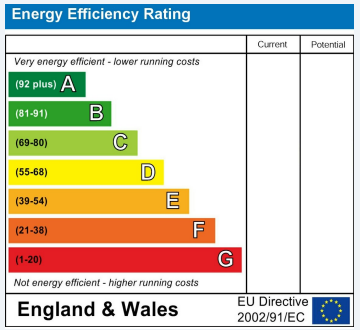


TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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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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.

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.

The Property Ombudsman

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