



## Marksbury Road, , Bristol, BS3 5LF

- Four Bedrooms
- Private Garden
- Shaker Kitchen
- Upstairs Shower Room
- Freehold
- Off Street Parking For 3 Cars
- Extended - No Chain!
- Downstairs WC
- Popular Location
- Great condition throughout

**Offers In The Region Of £400,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Marksbury Road, , Bristol, BS3 5LF



We are pleased to offer this substantial (circa 1,000 square ft) four bedroom home sitting on Marksbury Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Being offered with no onward chain and having been extended and updated by the present vendors the property is sure to prove ideal for any couple, family or first time buyers looking for a larger average home in this popular spot.

To the ground floor there is a large living room, which affords access to the open plan kitchen/ dining areas, the property has been extended so offers an ideal fourth bedroom/ study. The downstairs is finished by a handy WC and storage cupboard. Moving upstairs there are three bedrooms, two of which will fit double beds, the master offers a built in wardrobe whilst the bathroom has been updated to offer a three piece suite with walk in shower.



Outside, the front offers off street parking for three cars, whilst the rear offers a blank canvass which is currently laid with patio, and recently updated fences. This versatile home is sure to prove popular with a range of buyers, so please call to arrange an internal viewing.

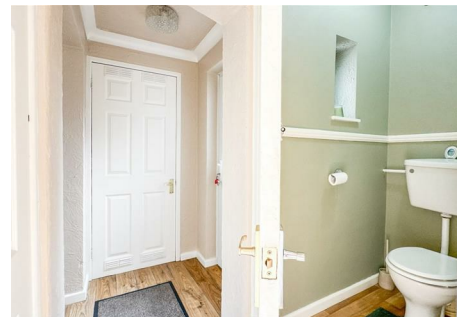
Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.



Council Tax Band  
C

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

Tenure  
Freehold



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living room  
16'5" x 12'7"

kitchen  
10'5" x 7'2"

bedroom one  
12'5" x 9'1"

bedroom three  
8'6" x 7'10"

dining area  
16'5" x 7'7"

bedroom four/ study  
9'6" x 9'3"

bedroom two  
10'0" x 7'3"

shower room  
9'4" x 4'1"

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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](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.