



Sidmouth Road, Bedminster, Bristol, BS3 5HT

- Spacious Terrace Home
- Off Street Parking
- Solar Panels
- Close To Victoria Park
- Three Good Sized Bedrooms
- Large Garden
- Worcester Combi Boiler
- Popular Location
- Porch
- Close To Amenities

Asking Price £425,000

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We are pleased to offer for sale this spacious three bedroom home on Sidmouth Road, Bedminster. Having been lovingly updated by the present vendor the property is sure to prove a perfect home for anyone looking for a modern, versatile home sitting a short stroll from the pretty Victoria Park.

Internally you are greeted by the entrance porch, which offers ample space for shoes, coats and has been recently laid with new flooring. Upon entering the property you will notice the modern fitted kitchen complete with AEG appliances. This opens to the dual aspect living room, both of which have been fitted with new laminate flooring throughout. Finishing off the downstairs space is the updated three piece bathroom.



Moving upstairs there are three bedrooms, the largest of which offers a built-in wardrobe and a dual aspect, and the second largest also comes with a built in wardrobe. The three bedrooms are separated by the landing which provides a storage cupboard and also access to a boarded and insulated loft with plenty of storage space.

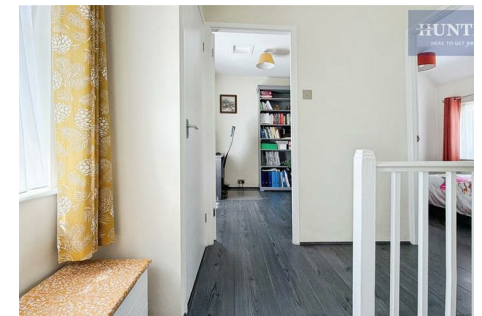
A standout feature of this property is the beautiful south facing garden. Boasting a porcelain tiled patio area, sturdy new fence, seven solid timber raised beds & established hedge and plants, it has been a real labour of love. Finishing off the space is the walk in shed with plenty of storage space inside and additional storage area just behind the shed. The property also benefits from secure shared access to the garden from the front with a recently fitted solid wooden gate. At the front of the house, the property is secured by iron gates and the seller has installed a blocked paved drive which provides off-street parking.



EPC Band- C -Please see below full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/9231-3062-5205-2536-7200>

COUNCIL TAX BAND-
B

TENURE-
Freehold



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LIVING ROOM
16'5" x 12'6"

MASTER BEDROOM
16'5" x 14'3"

KITCHEN
14'5" x 10'10"

BEDROOM TWO
10'8" x 8'0"

BATHROOM
8'0" x 6'1"

BEDROOM THREE
9'8" x 8'0"

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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

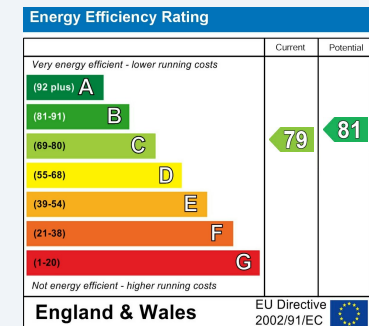
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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