



## Murray Street, , Bristol, BS3 1AE

- Unique Property
- Open Plan Living
- Constructed in 2022
- Two Double Bedrooms
- Stone Flooring Throughout

- Freehold - complete chain!
- Downstairs WC
- RPZ zone
- Superb Location
- Bifolds to private garden

**£400,000**

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Hunters are pleased to present this beautiful detached home sitting tucked away on Murray Street, Southville. Having been constructed by the present vendor in 2022 this offers a unique opportunity to acquire a special home offering spacious and modern accommodation.

Internally the ground floor boasts a downstairs WC and storage cupboard. The hallway opens to a stunning kitchen/living area. The kitchen offers a contemporary set of units with built in appliances, there is a breakfast bar which overlooks the living space, which is a lovely open space offering bifold doors to the garden and feature fireplace. Upstairs there are two double bedrooms and three piece shower room, both the landing and shower room afford skylights. The garden offers a low maintenance seating area with modern slatted fencing, the patio continues from the house giving it a seamless feel.



Further benefits to this great home include uPVC double glazing, gas central heating, underfloor heating to both the ground & first floor, and solar panels.

Murray Street sits in the desirable Southville, just a short stroll from Dame Emily Park. An area predominantly popular with families and young couples due to its proximity to the busy and vibrant North Street & Wapping Wharf. For those requiring rail access Temple Meads station sits a little over a mile away.



**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

EPC Band - B - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/6232-8338-2000-0868-4202>





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kitchen area  
8'1" x 13'11"

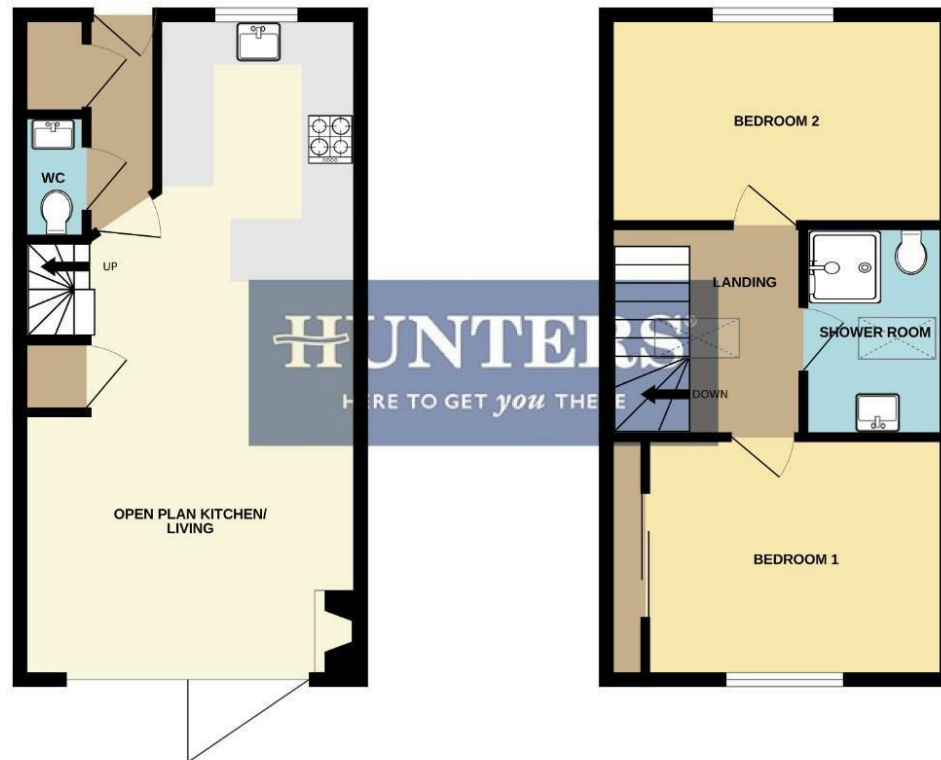
bedroom two  
14'7" x 7'11"

living area  
16'6" x 13'11"

bedroom one  
14'7" x 9'8"

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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.