



Trafalgar Terrace, Bedminster, Bristol, BS3 2SW

- Two Bedroom Victorian Home
- Modern Kitchen
- No Onward Chain
- Ideal For First Time Buyers
- Popular Location
- Recently Refurbished
- Low Maintenance Garden
- Freehold
- Gas Central Heating

£350,000



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DESCRIPTION

Hunters are pleased to present this recently refurbished two bedroom victorian property sitting on Trafalgar terrace, Bedminster. Offered to the market with no onward chain and recently refurbished throughout the property is sure to prove ideal for anyone looking for a home in a 'turn-key' condition within walking distance to central Bedminster.

As you enter the property you are greeted by the entrance porch, which opens to the large living room. The dining room sits overlooking the garden whilst the kitchen offers access to the rear, its fitted with a modern suite with contrasting wood effect worktops. Moving upstairs the two bedrooms are both doubles, the largest boasts access to the study/ walk in wardrobe whilst the bedroom to the rear affords loft access via a retractable ladder. The shower room is fitted with a new suite and decorative tiles. The garden has also benefitted from an update and now offers a patio area with raised composite decking with the remainder being laid with artificial lawn.

Trafalgar Terrace sits on the outskirts of Bedminster & Ashton, in a popular 'Home Zone' location. It sits within walking distance to the amenities on North Street & West Street whilst Parson Street offers a train station & numerous bus links for those requiring access around and out of the city.

COUNCIL TAX BAND
B

TENURE
FREEHOLD

EPC Band - D - Please see link below for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0047-2884-6360-0108-3445>





GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.