



Upton Road, Bristol

- End Of Terrace
- Well Presented Throughout
- Private Garden
- Recently Externally Decorated
- 0.9 Miles From Wapping Wharf
- Complete Chain!
- Two Reception Rooms
- 1 Year Old uPVC Windows
- 100 Yards From North Street
- 1.4 Miles To Temple Meads

£425,000

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HERE TO GET *you* THERE

Upton Road, Bristol

DESCRIPTION

Hunters present to the market this well presented victorian home sitting on Upton Road, Southville just a 100 yard walk from the popular & vibrant North Street. Offered to the market with a complete chain and boasting a recently updated kitchen & uPVC windows the property is sure to prove perfect for those looking for a home thats ready to move in to.

Internally the property affords not one but two reception rooms, the largest of which offers dual aspect windows whilst the smaller of the two could be used as a snug or dining room. The kitchen has recently been extended and updated to offer shaker style units whilst maintaining ample storage and space for a dining table. Upstairs there are two double bedrooms and three piece shower room, there is also a handy airing cupboard which houses the gas combination boiler. The loft room is complete with power, a pull down ladder & two skylights.

Outside the rear garden has been updated to offer raised beds, artificial lawn and gate access off Exeter Road. Our vendor has undertaken moderate renovations of the property over the last couple of years, namely the kitchen extension and updating, the property has also been redecorated externally and the windows were updated to uPVC one year ago, further benefits include a complete chain, so please call us to arrange an internal viewing.

Upton Road is arguably one of Southvilles most desirable roads, the property sits just 100 yards from North Street, popular for its vast array of restaurants, bars & independent shops. The vibrant Wapping wharf sits just under a miles walk away whilst Temple Meads station is a little under 1.5 miles away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - E - Please see below link for full EPC report;

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5300-2122-0322-8296-3973>





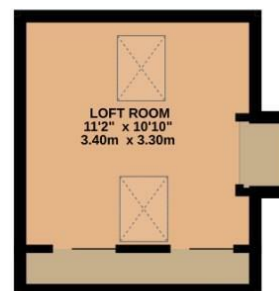
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



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