



Westbourne Grove, , Bristol, BS3 3LQ

- One Double Bedroom
- Garden
- No Onward Chain
- Rare To The Market
- Superb Central Bedminster Location
- Bathroom
- Allocated Parking Space
- Popular Location
- Valliant Combination Boiler
- Renovated throughout

£275,000



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DESCRIPTION

We are pleased to present this immaculate one bedroom garden flat on Westbourne Grove, Bedminster, just a stones throw from both North and West Street. Offered with no onward chain the property is sure to prove perfect for a first time buyer or investor looking for a low maintenance property close to amenities.

The property consists of a large living room which affords direct access to the private garden. There is a newly fitted 'shaker' kitchen overlooking the front which also houses the Valliant combination boiler, induction hob, slimline dishwasher and full sized fridge freezer. The bedroom comfortably fits a double bed, wardrobe and dressing table, whilst the bathroom has been recently fitted to boast a new three piece suite with overhead shower over the bath and decorative tiling. There is also a large storage cupboard which hosts full plumbing for a washing machine.

Outside the flat has its own private garden and access to a shared further lawned garden, and allocated parking space. To the front the flat affords its own independent access with space for bin storage.

A real hidden gem of a home with a peaceful outlook over the gardens, it is sure to prove popular, so please contact Hunters to arrange an internal viewing ASAP.

TENURE

Leasehold;
Ground rent - £0 per annum
Maintenance Charge - £30 per calendar month
Lease Term - TBC

COUNCIL TAX BAND

A

EPC BAND - C - Please see below link for full report;
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2600-6373-0022-6199-3523>

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-

<https://what3words.com/beast.sung.blend>
Head to what3words website and use 'beast.sung.blend'

LIVING ROOM

14'5" x 11'2"

KITCHEN

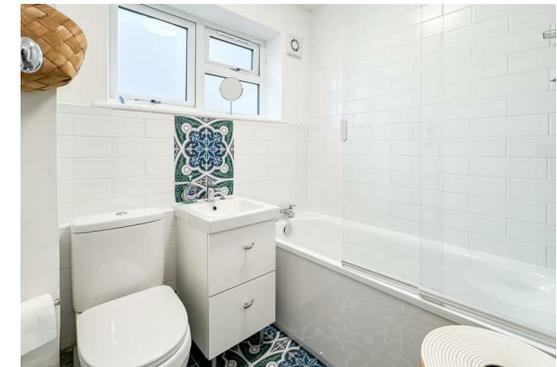
7'10" x 7'10"

BEDROOM

11'2" x 9'10"

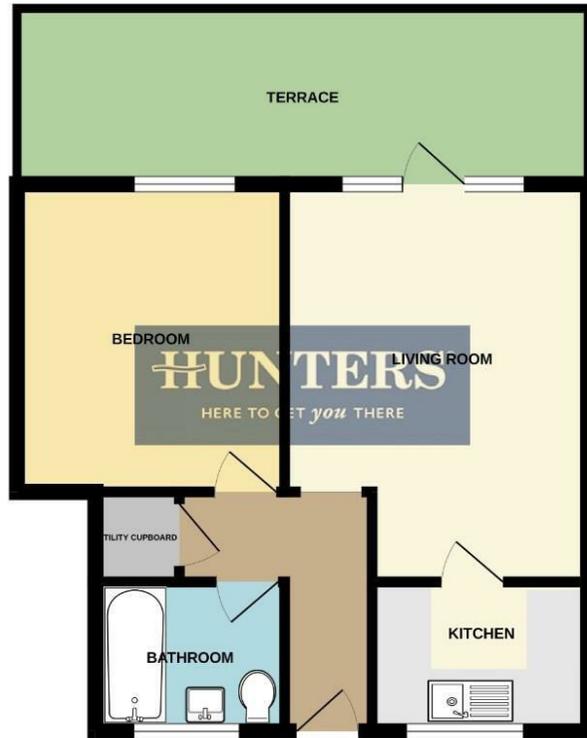
Bathroom

6'7" x 5'7"





GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 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.



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