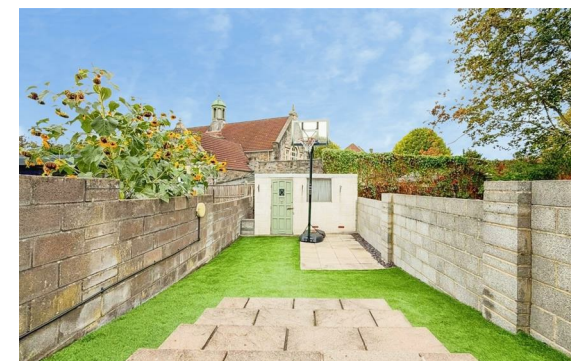




Highbury Road, Bedminster, Bristol, BS3 5NS

- Complete Chain!
- Open Plan
- Double Bay- Fronted
- Gas Central Heating
- Popular Spot
- Large Garden
- Utility Room
- uPVC Double Glazed
- Potential For Loft (subject to permissions)

Offers In The Region Of £400,000



Highbury Road, Bedminster, Bristol, BS3 5NS



Hunters are pleased to present for sale this well appointed three bedroom home on Highbury Road, Bedminster. Having been cherished by the present vendors for the last few years its sure to prove perfect for a first time buyer or growing family.

Internally the property boasts a beautiful open plan living space complete with bay window and under stairs storage. The kitchen offers a modern set of units, complete with new oven & door to the rear garden, the utility room houses the gas combination boiler and plumbing for a washing machine. Finishing off the downstairs is the recently updated three piece bathroom, thoughtfully finished with decorative tiles. To the first floor, there are three bedrooms, all of which will fit double beds.



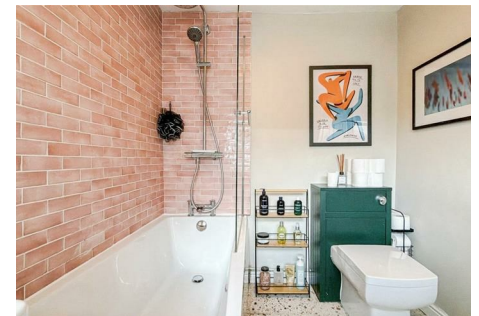
The rear garden is west facing, making most of the afternoon and evening sun, its on two levels with the upper level offering a patio area, whilst the lower level has been fitted with artificial lawn and outbuilding.

TENURE-
Freehold

COUNCIL TAX BAND-
B



EPC BAND - D - Please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8073-7629-4310-4944-4922>



Highbury Road, Bedminster, Bristol, BS3 5NS





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.