



Marksbury Road, , Bristol, BS3 5JY

- Three Bedrooms
- Large South facing Garden
- Ensuite Shower Room
- Freehold
- Downstairs Bathroom
- Off Street Parking with resin driveway
- Renovated Throughout
- Loft Access
- Bi-folding Doors
- Worcester Combination Boiler

Asking Price £425,000

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We are pleased to offer for sale this stunning three bedroom/ two bathroom home sitting along Marksbury Road, Bedminster. Having been thoroughly renovated by the present owners the property is sure to prove perfect for first time buyers or young families looking for a thoughtfully designed and meticulously finished home in this popular family spot.

Upon entering you are greeted by the entrance hall, which opens to the large, dual aspect living room. Offering bi-folding doors to the patio area its a lovely and light space that boasts an understairs cupboard and natural limestone tiled flooring. The kitchen has been updated to offer shaker style units with contrasting stone effect worktops. Finishing off downstairs is the three piece bathroom, whilst upstairs boasts three bedrooms, the largest of which offers an ensuite shower room and built in wardrobes. There is also loft access and a handy storage cupboard on the landing.



Outside, the rear garden is a great size and boasts a large south facing patio area with the remainder being laid with lawn & shed. Theres side access to the front via a secure lane whilst the front has been levelled with Resin to offer off street parking for 3 cars.

TENURE
Freehold

COUNCIL TAX BAND-
B

EPC Band - the property has been renovated, so a new EPC has been ordered.



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LIVING ROOM

16'3" x 12'9"

KITCHEN

12'7" x 9'2"

BEDROOM TWO

11'9" x 7'10"

Bathroom

6'10" x 5'5"

BEDROOM ONE

12'9" x 9'10" (to wardrobes)

BEDROOM THREE

9'6" x 7'10"

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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 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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