



HUNTERS
HERE TO GET YOU THERE



Hall Street, , Bristol, BS3 5PN

- Beautifully presented throughout
- West facing garden
- three piece bathroom
- tucked away location
- Three bedrooms + loft room
- complete chain
- ensuite shower room
- uPVC double glazed throughout

£425,000

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We are pleased to present this three bedroom (+ loft room) victorian home on Hall Street, Bedminster. Offered with a complete onward chain the property is sure to prove perfect for any couple or family looking for a stunning three storey home in this tucked away Bedminster location.

Internally the ground floor offers an open plan living/ dining room, complete with feature fireplace. The kitchen has been updated to offer a modern set of units with contrasting wood effect work tops. The old kitchen space has been transformed into a handy utility room whilst the bathroom too has been updated to boast a three piece suite and decorative tiling. On the first floor there are three bedrooms whilst the loft has been updated to boast a great sized room with ensuite shower room. The rear garden faces west, making most of the afternoon and evening sun, complete with raised decked area.



Hall Street is a popular, tucked away street in Bedminster. Situated just off Parson Street its popular with families & couples due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links & a variety of amenities are dotted all along West Street, just a 0.3 mile walk away.

TENURE
Freehold

Council Tax Band - B

EPC Band - E - Please see below link for full EPC;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0941-2892-6635-9598-7195>



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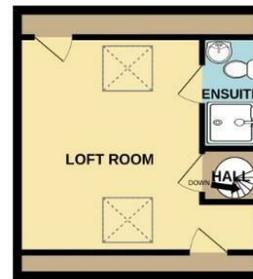
GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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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