



Aubrey Road, , Bristol, BS3 3EU

- No Onward Chain
- Part Modernisation Required
- Freehold
- Bay Fronted
- Worcester Combination Boiler
- Loft Room
- Victorian Terrace
- Chessels Location
- Ideal For First Time Buyers
- Upstairs Shower Room

Offers In The Region Of £375,000



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DESCRIPTION

Hunters are pleased to offer for sale this three storey victorian home sitting on the edge of the desirable 'Chessels'. Offered with no onward chain the property is sure to prove perfect for any buyer looking for a part modernised home in this superb spot.

Upon entering the property, you are greeted by the living room which boasts the bay window. The kitchen/ breakfast room spans the width of the property and offers a blank canvass for someone to make their own, there is a rear lobby giving access to the garden and newly installed three piece bathroom suite. Upstairs there are two double bedrooms and a recently installed three piece shower room, complete with airing cupboard that houses a 'Worcester' combination boiler.

The attic space has been converted to a loft room, which boasts eaves storage and dual aspect skylights . The rear garden faces west, and offers a great opportunity for someone to make their own.

Aubrey Road sits on the edge of 'The Chessels' a short walk from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

EPC BAND - TBC

Living room
15'10" x 9'8"

kitchen/ breakfast room
13'2" x 11'11"

bathroom
8'1" x 6'2"

bedroom one
13'2" x 12'1"

bedroom two
11'10" x 9'2"

shower room
9'10" x 8'1"

loft room
13'8" x 8'11"

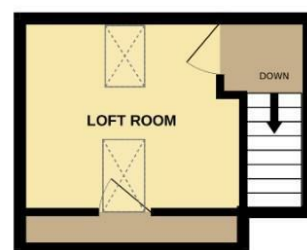
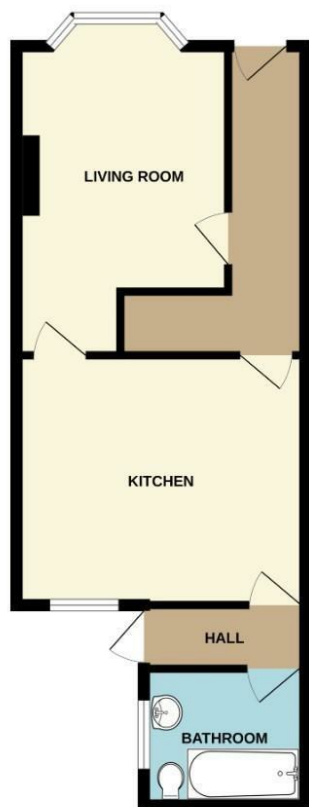




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

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



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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