



## Almorah Road, , Bristol, BS3 4QQ

- Three Bedrooms
- Double Bay Fronted
- Superb Location
- Potential For Loft Conversion (STPP)
- No Chain
- Rear Access
- Requires Some Modernisation
- Rare To The Market

Offers In Excess Of £425,000

# Almorah Road, , Bristol, BS3 4QQ

## DESCRIPTION

Hunters are pleased to present for space this spacious, double bay fronted home sitting on the desirable Almorah Road, just a stones throw from Victoria Park.

Internally the ground floor accommodation comprises of an open plan living/ dining room boasting a dual aspect. The kitchen sits to the rear as does the bathroom. Upstairs there are three double bedrooms and loft access, which offers ample space for conversion, subject to the necessary planning consents. Outside the rear garden faces West, making most of the afternoon and evening sun, there are two outbuildings and rear access via a private lane.

Almorah Road sits in the pretty Victoria Park, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - D - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2124-5891-7135-1571-6436>

living area  
11'9" x 11'5"

dining area  
11'9" x 9'3"

kitchen  
11'9" x 8'8"

bathroom  
8'8" x 7'1"

bedroom one  
11'9" x 11'4"

bedroom two  
12'4" x 8'10"

bedroom three  
9'6" x 7'6"





GROUND FLOOR

1ST FLOOR



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, appliances and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

### Viewings

Please contact [bedminster@hunters.com](mailto: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.