



Marksbury Road, Bristol

- Requires Modernisation
 - No Chain
 - Private Garden
 - 100 Yards From Marksbury Open Space
 - 900 Yards From Victoria Park
 - Off Street Parking
 - Superb Location
 - Excellent Opportunity
 - 700 Yards From North Street
 - 1.6 Miles To Temple Meads
- Guide Price £285,000**

Tenure: Freehold

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Marksbury Road, Bristol

DESCRIPTION

Hunters offer to the market this three bedroom semi detached home requiring modernisation. Offered with no onward chain the property is sure to prove a perfect project for someone looking to make a house their own.

Offering spacious accommodation throughout the ground floor affords a dual aspect living room, kitchen overlooking the rear garden and separate bathroom & wc. Upstairs there are three double bedrooms and large loft, that could be converted (subject to the necessary permissions). Outside the front offers ample space for off street parking, whilst the rear is laid to lawn and faces west. The property is an exciting opportunity, so please call Hunters to arrange an internal viewing appointment.

Marksbury Road sits in Bedminster, an area popular with families and first time buyers alike. There are a couple of well regarded schools within a stones throw of the property whilst the large Marksbury Road open space is just 100 yards away. For those requiring train links Parson Street station sits 500 yards away whilst Temple Meads is a little over 1.6 miles away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - TBC



Council Tax:

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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

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