



Cumberland Close, , Bristol, BS1 6XE

- CHAIN FREE
- PRIVATE SOUTH FACING GARDEN
- CENTRAL AMENITIES ON YOUR DOORSTEP
- RARE TO MARKET - MUST VIEW!
- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- HISTORIC HARBOURSIDE
- TWO BEDROOM GARDEN MATIONETTE

Asking Price £375,000

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Guide Price - £375,000-£395,000

Offered with no onward chain and vacant possession, this rare gem combines peaceful waterfront living with city convenience. The light-filled lounge-diner features French doors opening to the private garden, creating a seamless indoor-outdoor flow. The modern kitchen boasts sleek cabinetry, granite-effect worktops, and LED ambient lighting for a stylish, contemporary feel. Upstairs, two generous double bedrooms include built-in wardrobes for ample storage.

The modern three-piece bathroom, finished in a crisp white suite, adds a fresh and elegant touch. The south-facing garden is a tranquil retreat, surrounded by mature trees and shrubs for added privacy. A beautiful blossom tree attracts wildlife, enhancing the peaceful atmosphere. The property also benefits from private parking, ample residents' parking, and side access via the garden. The video tour gives an insight into this wonderful property and area.



Located right on the waterfront, this home offers direct access to scenic walks, jogging routes, and paddleboarding along the river. The city centre is just 15 minutes away on foot or by ferry, with supermarkets, cafés, pubs, and restaurants close by with easy access by foot to Wapping Wharf and North Street. Enjoy Bristol's famous events, such as the Balloon Fiesta and Harbourside Festival, right from your doorstep.

Baltic Wharf is one of Bristol's best-managed developments, with a long lease covering building insurance, window cleaning, and communal garden maintenance, ensuring a hassle-free lifestyle.

Perfect for professionals, couples and small families alike, this charming home offers the ideal blend of location, convenience and natural beauty. Schedule your viewing today!

TENURE

Leasehold

Balance of a 999 year lease (960 years remaining)

Ground rent - £0

Maintenance Charge - £1,260.00

COUNCIL TAX BAND

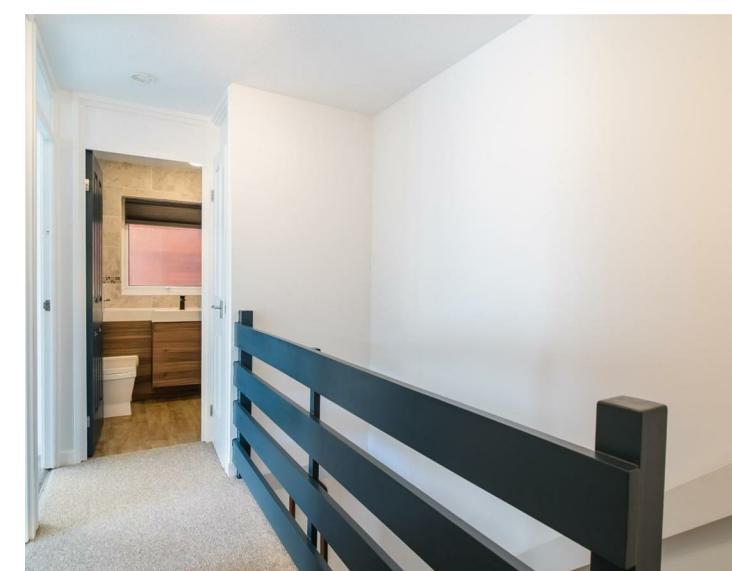
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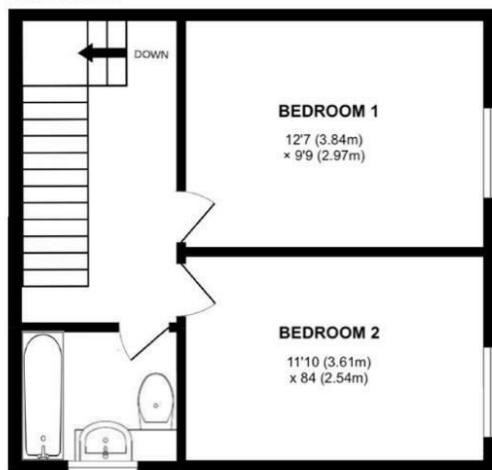
EPC BAND - D - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0515-3912-5202-1609-0204>



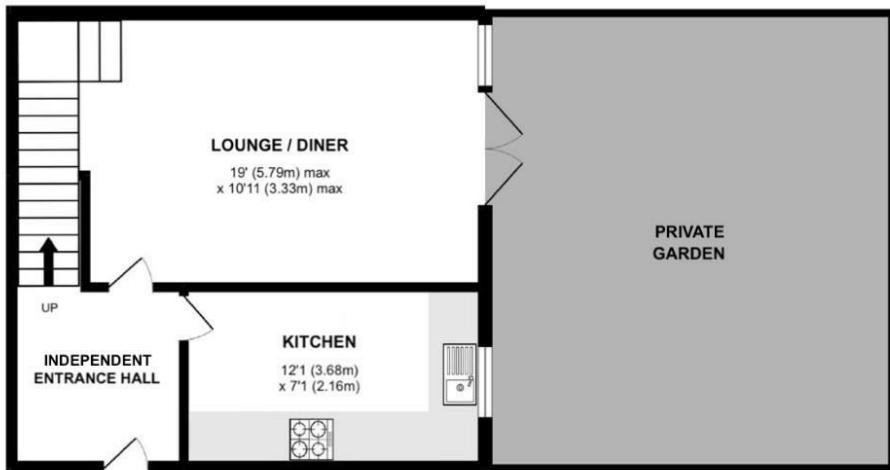
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FIRST FLOOR**Westbrooke Court, Bristol, BS1**

Approximate Area (excludes garden) = 696 sqft / 64.6 sqm

For identification only - Not to scale

**GROUND FLOOR****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.