



Maidstone Street, Victoria Park, Bristol, Bristol City, BS3 4SW

- Stunning Condition
- Stones Throw From Victoria Park
- Open Fire
- Rear Access
- uPVC Double Glazed
- Bay Fronted
- Original Features
- Three Piece Bathroom
- Private Garden
- Gas Central Heating

£425,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are thrilled to present this stunning three bedroom victorian home sitting a stones throw from the charming Victoria Park. Having ben renovated by the present vendors its sure to prove perfect for anyone looking for a 'turn-key' home in this superb location.

Internally you are greeted by the sitting room, which boasts the bay window and open fireplace. The kitchen/ diner sits overlooking the garden and is fitted with shaker style units with contrasting wood worktops. The bathroom is fitted with a three piece suite and is tiled throughout with metro-tiles, which continue through to the rear lobby. Upstairs there are three bedrooms, two of which will comfortably fit a double bed, whilst the third is an ideal nursery/ study, which is currently being used as a dressing room.



To the rear, the garden is a lovely space which has been bought up to date with a seating area, lawned area and shed. The remainder has been planted with a variety of plants and trees, there is also rear access off a private lane, whilst the front offers handy storage space off the street.

Maidstone Street sits in the vibrant 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 2 mile walk to North Street, Wapping Wharf and Temple Meads station.



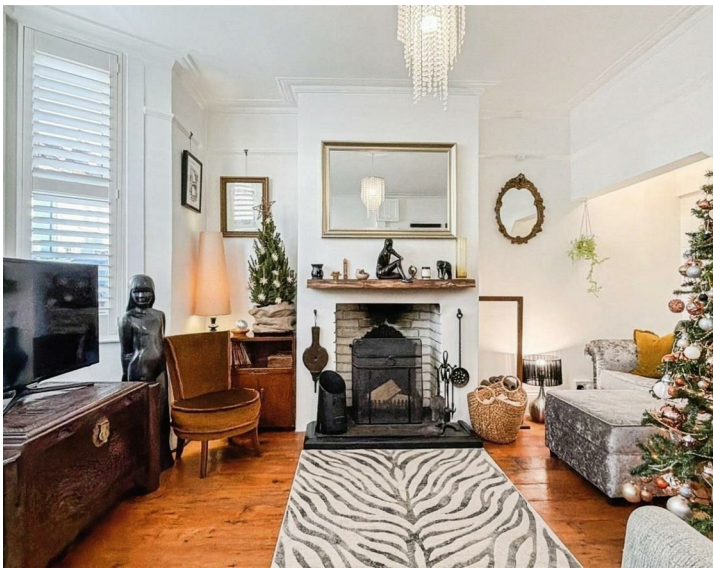
TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/7535-7322-3509-0773-7292>



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Living room
13'11" x 10'2"

bathroom
8'0" x 5'6"

bedroom two
13'11" x 10'2"

kitchen/ diner
13'11" x 10'9"

bedroom one
13'11" x 10'9"

bedroom three
8'10" x 8'0"



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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

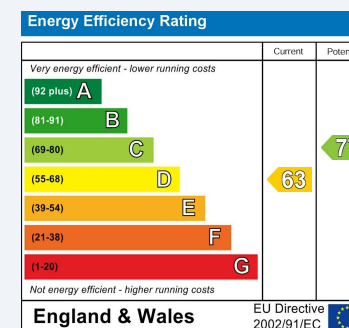
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.