



Bedminster Road, , Bristol, BS3 5NJ

- Extended (circa 1700sq ft)
- Beautiful Kitchen/ Diner
- Front & Rear Parking
- Flexible Accommodation
- Ideal For Families
- Four Bedrooms
- Private Garden
- Garage
- Popular Location

£550,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters are pleased to offer this well presented 1930s home sitting on Bedminster Road. Having been lovingly updated & extended to offer just over 1700sq ft of accommodation by the present vendors the property is sure to prove perfect for any family looking for a well presented, versatile home in this family orientated location.

Internally the ground floor affords a large living room boasting a charming bay window and access to the garden. The kitchen/ diner has been extended and opened up to offer a great sized, beautifully finished entertaining space offering bi-fold doors to the garden. The utility room and downstairs WC are neatly tucked in between the kitchen space and second reception, which is an ideal home office/ play room and could easily be converted to a shower room.

Moving upstairs there are three bedrooms, all of which will comfortably fit double beds, there is also a study/nursery which affords access to the loft room.

Outside, the rear garden has been bought up to date with a raised patio area off the living room & kitchen, with the remainder being laid with lawn, there is also a raised decked area and single garage with parking for two cars to the rear, whilst the front affords more off street parking.

Bedminster Road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

TENURE

Freehold

COUNCIL TAX BAND

D

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2512-6320-2894-8445>

Living/ Diner

25'1" x 13'1"

kitchen/ diner

18'8" x 15'5"

study/ bathroom

8'5" x 5'10"

bedroom one

14'11" x 8'11" to wardrobe

bedroom two

12'7" x 10'7" to wardrobe

bedroom three

15'5" x 7'1"

bedroom four

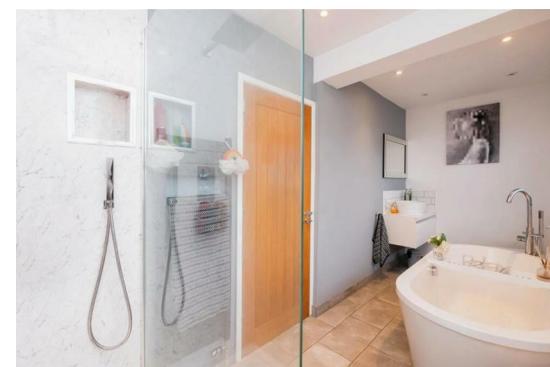
8'2" x 8'5"

loft room

27'5" x 10'11"

single garage

22'0" x 11'6"







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.