



Argus Court, Bedminster, Bristol, BS3 3PE

- Three Bedrooms
- Open Outlook
- Garage & Parking
- Freehold
- Close to amenities & schools
- Three Storey
- Large private garden
- Tucked away location
- Ideal for families
- Flexible accommodation

£450,000



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DESCRIPTION

Hunters present for sale this versatile three bedroom home sitting tucked away at the bottom of Argus Road, on the popular 'Argus Court' development. Having been occupied by our present vendors since 2009 the property is sure to prove ideal for anyone wanting a versatile home that also has the benefit of a complete chain.

Upon entering the property, you are greeted by the entrance hall & downstairs WC. The lounge offers a dual aspect and is a good size, this opens to the kitchen, which comfortably fits a dining table and overlooks the garden.

Upstairs there are two bedrooms the largest of which sits at the back, there is an airing cupboard on the landing and also separate bathroom offering a three piece suite. The loft space offers the master bedroom, there is ample storage by way of eaves storage and built in wardrobe, there is also a great view over Dundry Hills from the skylights. Perhaps the standout feature of the property is the garden, the rear garden offers a patio area with the remainder being laid with lawn, its a lovely private space with an open outlook. There is also a single garage that offers a utility area, and off street parking for two cars.

Argus Court sits at the bottom of Argus Road, which sits on the edge of the popular 'Chessels' it sits a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

EPC BAND - C - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0168-9030-6278-6551-8064>

living room
14'9" x 13'7"

kitchen
11'11" x 7'0"

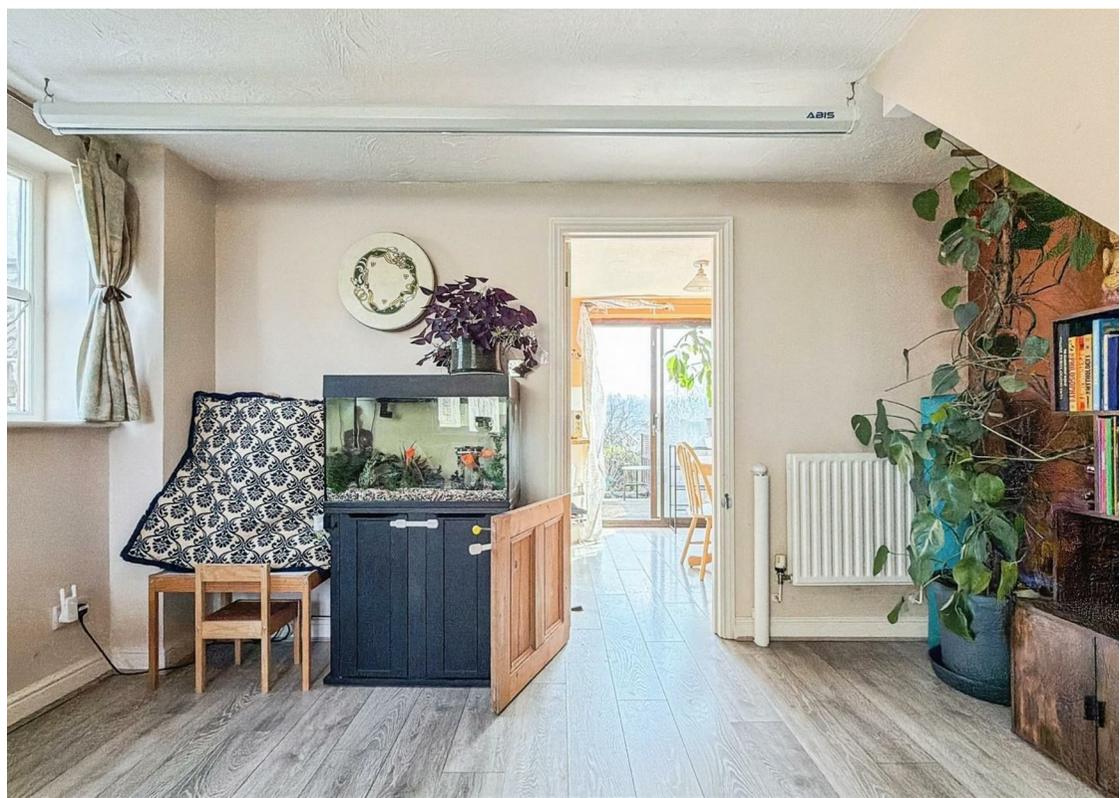
bedroom one (loft)
13'7" x 11'9"

bedroom two
13'7" x 8'6"

bedroom three
8'4" x 6'10"

garage
8'8" x 18'0"

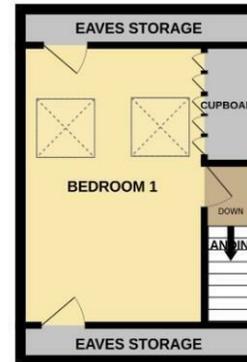




GROUND FLOOR

1ST FLOOR

2ND 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, 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.



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