



Bedminster Road, Bristol

- Period Home
- Ideal For First Time Buyers
- Open Fireplace
- 0.3 Miles To Parson Street Station
- 1.1 Miles To Greville Smyth Park

- Characterful Features
- No Chain
- Charming Features
- 1.0 Mile To North Street
- 1.9 Miles To Temple Meads Station

£267,500

Tenure: Freehold

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Bedminster Road, Bristol

DESCRIPTION

Hunters offer to the market this charming period cottage sitting on Bedminster Road, Bedminster. Being offered with no onward chain the property is sure to prove perfect for a first time buyer looking for a period home close to a range of amenities or perhaps investor looking for a property thats ready to be let, complete with new wooden flooring downstairs.

Internally you are greeted by the entrance porch which opens to the spacious living room, the kitchen is fitted with a range of floor and wall units whilst the shower room sits at the rear. Upstairs there is a large double bedroom complete with built in wardrobe. The property offers a range of period features to include an exposed stone wall, wooden floorboards and open fireplace. Outside the garden is on a split level, offering a large decked area with lovely views over the city and the suspension bridge, backing on to established woodland.

Bedminster Road sits on the outskirts of Bedminster, an area popular with first time buyers due to its proximity to a range of access links with Parson Street station being just a 5 minute walk away, for those requiring temple meads is sits just under 2 miles walk away. There are a number of green spaces around, with Greville Smyth Park just over a mile away, whilst the vibrant North Street is just 1.0 mile away.

TENURE

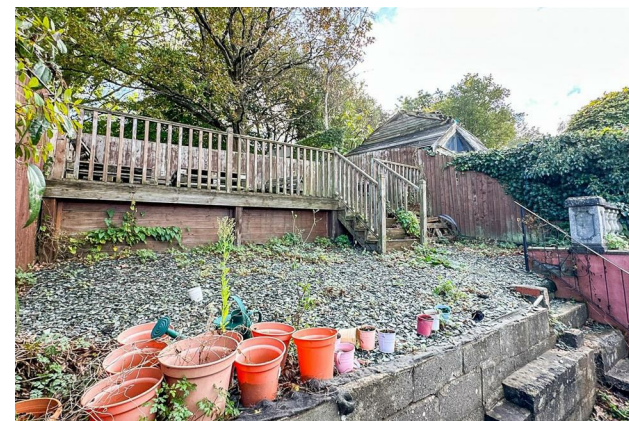
Freehold

COUNCIL TAX BAND

A

EPC BAND - E - Please see below link for EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0617-2841-7418-9097-5851>



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropac 6/2023

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>



Council Tax: A

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	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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