



St. Dunstans Road, Bristol, , BS3 5NZ

- 1930s Terrace
- No Chain
- Open Plan Kitchen/ Diner
- Potential for off street parking (STPP)
- uPVC Double Glazed
- Freehold
- Great Tucked Away Location
- Separate Reception Room
- Ideal For Families
- Gas Central Heating

Offers In The Region Of £450,000

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Hunters offer to the market this well presented 1930s home on the outskirts of Bedminster, sitting tucked away on St Dunstans Road. Offering lovely and spacious accommodation throughout the property is sure to prove perfect for any family or couple looking for a home that's been updated for modern living.

As you enter the property you are greeted by the entrance porch and hallway, with handy understairs cupboard. The kitchen boasts a modern set of units, complete contrasting worktops, there's a window overlooking the rear garden and French doors which lead out. The living room sits to the front and boasts a bay window. Upstairs there are three bedrooms, two of which will fit double beds, the bathroom has been extended to offer a modern three-piece suite, with the remainder being tiled throughout.



Outside the rear garden faces west and boasts a patio area, with the remainder being laid with lawn, there are two external stores whilst the front offers ample space for off street parking (subject to the necessary permissions).

St Dunstans Road is popular among families looking for a larger home within the area due to its access to local schools such as Victoria Park & Southville primary 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

C

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0768-2879-6310-9828-2241>



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living room
13'6" x 12'1"

kitchen/ diner
10'11" x 18'4"

bedroom one
12'11" x 10'2" (to wardrobe)

bedroom two
11'3" x 7'10" (to wardrobe)

bedroom three
9'6" x 6'4"

bathroom
8'8" x 5'10"

GROUND FLOOR

1ST 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 equipment shown have not been tested and no guarantee can be given as to their operability or efficiency.

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.