



Marksbury Road, Bristol

- Versatile Accommodation
- Large Garden
- Superb Location
- 100 Yards From Marksbury Open Space
- 700 Yards From Victoria Park
- Large Extension
- Ample Parking
- No Chain
- 600 Yards From Parson St Station
- 900 Yards From North Street

£375,000

Tenure: Freehold

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Marksbury Road, Bristol

DESCRIPTION

Hunters are please to present to the market this spacious and versatile three bedroom home sitting on Marksbury Road, Bedminster. Being offered with no onward chain the property is sure to prove ideal looking for a young couple or growing family looking for a spacious home in this popular location.

Internally the ground floor offers a large reception room, there is a secondary dining room sitting towards the rear whilst incorporated in the single storey extension sits the kitchen/ breakfast room and four piece shower room. Upstairs there are three double bedrooms, the largest of which affords an en suite shower room. Outside the rear garden offers a substantial lawned area & patio whilst the front affords off street parking.

Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.

TENURE
Freehold

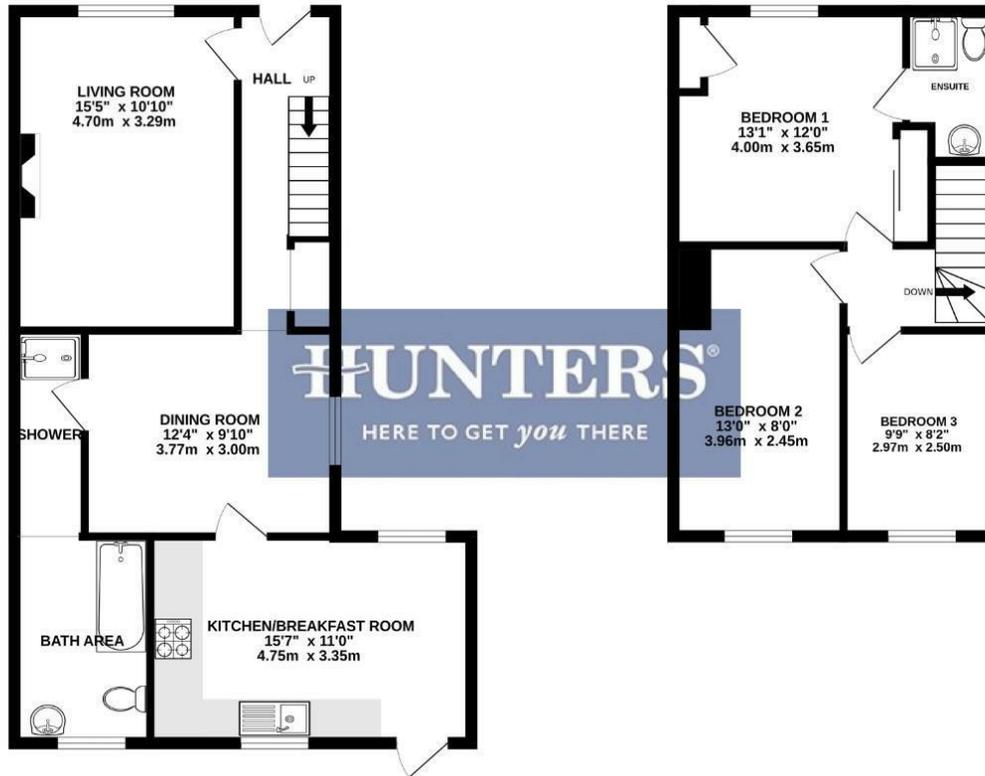
COUNCIL TAX BAND
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EPC BAND - EPC REPORT HAS BEEN ORDERED.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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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:

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		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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