

Victoria Place, , Bristol, BS3 3BP

- Two Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Victorian
- EPC Band D
- Upstairs Bathroom
- Cellar
- Tucked Away Location
- No Onward Chain
- Council Tax Band B

Offers In The Region Of £385,000

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DESCRIPTION

Hunters are pleased to present this two bedroom Victorian home, tucked away on Victoria Place, Bedminster. Being offered to the market with no onward chain, it's sure to prove perfect for a family looking for a charming home in this superb location.

Internally, the ground floor affords a front sitting room with fireplace, this opens to the dining room which affords a view over the rear garden and access to the cellar (which with further work could make a great third reception room). The kitchen offers a range of units and sits to the rear of the property. On the first floor, there are two equally spacious bedroom and a three piece family bathroom with a cupboard that houses the gas combination boiler. The rear courtyard faces south with a private space, and offers a blank canvas for any buyer to make their own.

Victoria Place sits on the edge of the desirable 'Chessells' area of Bedminster. The vibrant North street is just a stone's throw away, and boasts a variety of shops, bars & restaurants. The beautiful Greville Smyth Park and Victoria Park are less than half a mile's walk away, whilst those requiring access links, Temple Meads station is a mile's walk away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0430-3048-3204-9235-8204>

living room
10'0" x 9'10"

dining room
14'5" x 10'8"

kitchen
8'8" 5'10"

cellar
13'1" x 11'5"

bedroom one
13'3" x 9'10"

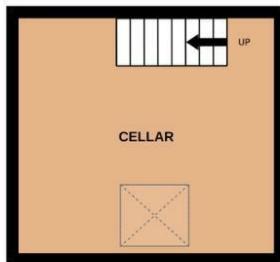
bedroom two
11'0" x 10'5"

bathroom
8'8" x 5'10"





BASEMENT LEVEL
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR
366 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 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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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.