



Bedminster Road, Bristol

- Large Garden
- Ideal For Families
- Rare To The Market
- Great Potential
- Off Street Parking
- Worcester Combi Boiler
- Close To Schools
- Private Rear Garden

£385,000

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Bedminster Road, Bristol

DESCRIPTION

REAVAILABLE & COMPLETE CHAIN!

Hunters are proud to offer to the market this 1950s semi detached home sitting on a great plot with ample parking to the front and large, private garden to the rear. Having been inhabited by the present vendors for the last 40+ years the property is offered in good condition throughout, and its sure to prove perfect for a family looking to make a house their own that sits close to schools and amenities.

The ground floor offers a spacious entrance hall, whilst the living room spans the width of the property and offers french doors to the rear patio. The kitchen was updated 6 years ago and includes modern units and updated Worcester combination boiler, there is also a handy under stairs store cupboard and door to the side.

Upstairs there are three bedrooms, which are all great sizes, the bathroom is fitted with a three piece suite. Perhaps the stand out feature of the property is the outside space, to the front there is off street parking and gate which leads to the rear. The garden is a lovely open space, there is a raised patio area whilst the remainder is laid with lawn, there is also a large pond & shed. This property is sure to prove ideal for a variety of buyers, so please contact Hunters to arrange an internal viewing.

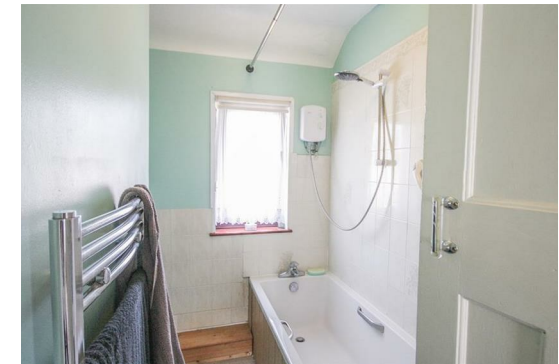
TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - D - Please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/5032-9423-8100-0101-8222>

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-
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GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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>



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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