



Marksbury Road, , Bristol, BS3 5LD

- End Of Terrace
- Upvc Double Glazed Throughout
- Off Street Parking
- Downstairs WC
- Ideal For FTBs
- No Onward Chain
- Open Outlook
- Requires some modernisation
- Superb Location
- Freehold

£325,000

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HERE TO GET *you* THERE

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DESCRIPTION

We are pleased to offer this two bedroom home sitting on Marksbury Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. Whilst requiring some modernisation internally the property is sure to prove perfect for any couple or family looking for a home to make their own.

To the ground floor the kitchen offers a modern set of units with contrasting granite effect worktops, there is ample space for washing machine & fridge/freezer whilst the cooker and hob are built in, there is also a downstairs WC to the rear and. The living room offers a view to the front of the property. Moving upstairs there are two double bedrooms and newly installed three piece shower room.

Outside, the front offers off street parking and secure access to the rear garden, which currently offers a garage, patio area and boasts established trees and shrubs running along the borders, a good sized lawn area and the benefit of overlooking a playing field.

Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Marksbury 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.

Council Tax Band

B

EPC Band - TBC - An epc has been ordered.

Tenure

Freehold

living room

15'7" x 13'9"

kitchen

16'11" x 9'9"

bedroom one

14'3" x 10'11"

bedroom two

13'6" x 7'11"

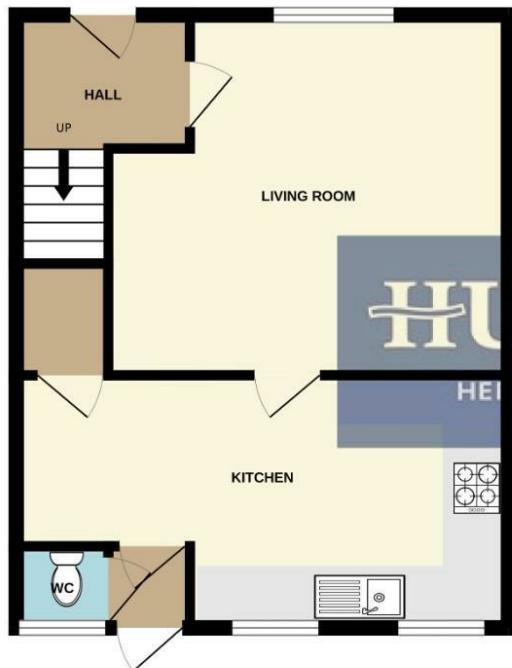
bathroom

9'8" x 8'0"





GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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.