



HUNTERS
HERE TO GET YOU THERE

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3 Parliament Street, Totterdown, Bristol, Bristol City, BS4
3BQ

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£395,000

Located in the vibrant area of Totterdown, this charming property on Parliament Street offers an ideal opportunity for first-time buyers and families. With two well-proportioned reception rooms, this home provides ample space for relaxation and entertaining. The two bedrooms are thoughtfully designed and complemented by a versatile loft room.

The property boasts a fully equipped bathroom featuring both a free standing bath and shower cubicle, ensuring convenience and comfort for all. The kitchen is a standout feature, enhanced by underfloor heating, which adds a touch of luxury and warmth.

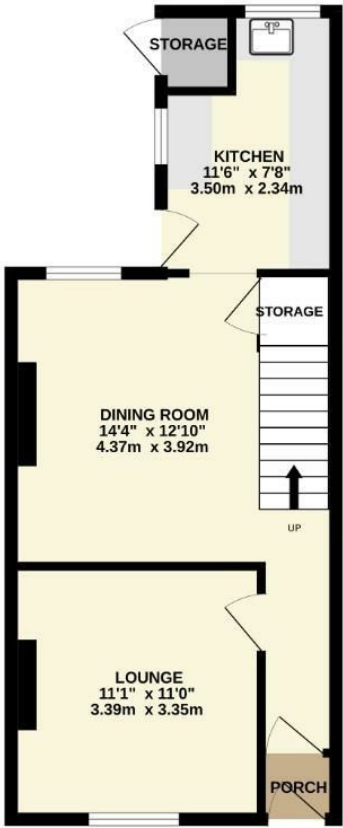
Storage has been carefully considered throughout the entire home, allowing for a clutter-free environment. This property not only offers practicality but also the potential for personalisation, making it a perfect canvas for your dream home.

With its excellent location in Totterdown, residents can enjoy easy access to local amenities, parks, and transport links, making daily life both convenient and enjoyable. This property is a wonderful blend of comfort, style, and functionality, making it a must-see for those looking to settle in this vibrant community.

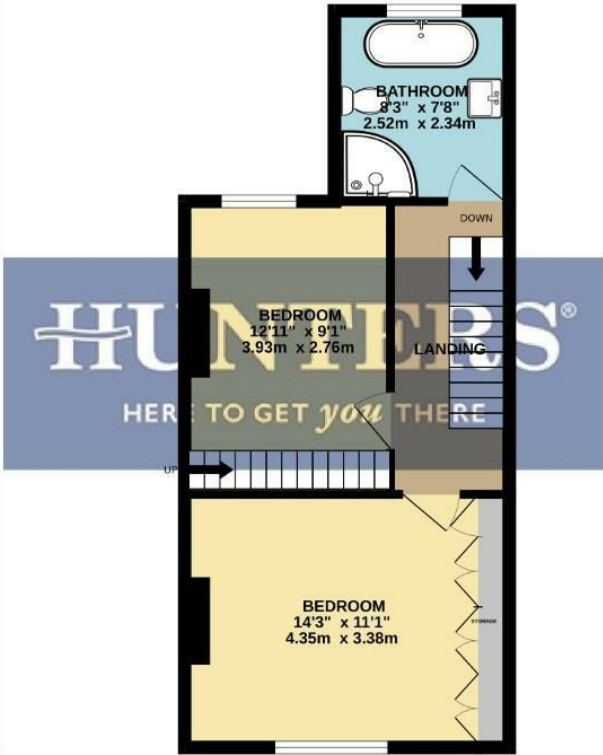
Contact us today to arrange your internal viewing on 0117 972 3948 or knowle.bristol@hunters.com

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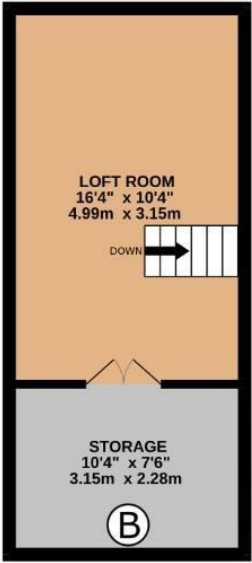
GROUND FLOOR



1ST FLOOR



2ND 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Porch

Entrance door to front elevation, Door to Entrance Hall, Floorboards.

Entrance Hall

Entrance door to front elevation, Door to Lounge, Opening to Dining room, Stairs to first floor, Floorboards.

Lounge

Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

Dining Room

Double glazed window to rear elevation, Chimney breast, Under stairs storage cupboards, Opening to Kitchen, Stairs to first floor, Radiator, Floorboards.

Kitchen

Double glazed window to rear and side elevation, Double glazed door to Garden, Wall and base units with work surfaces above, Sink, Plumbing for washing machine, Plumbing for dishwasher, Oven with hob and extractor fan above, Under floor heated flooring.

Landing

Doors to rooms, Floorboards.

Bedroom One

Double glazed window to front elevation, Chimney breast, Fitted storage cupboards, Radiator, Floorboards.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Stairs to loft room, Under stairs storage cupboards, Loft hatch, Radiator, Carpet.

Loft Room

Two double glazed sky lights, Doors to storage cupboard, Laminate flooring.

Storage Room

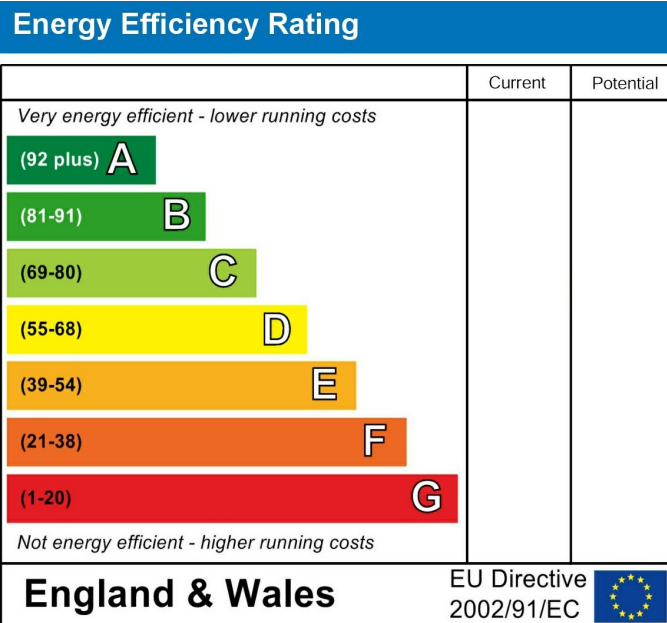
Doors from Loft Room, Space for storage, Combi Boiler.

Bathroom

Double glazed window to rear elevation, Skylight, Shower cubicle, Free standing bath, Wash hand basin, Low level W/C, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing, Stairs to each level, Door to storage cupboard currently housing a tumble dryer and undercounter freezer, Outdoor tap, Astro turf area, Decking area.



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. 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.







