

Marksbury Road,

- Three Bedrooms
- West Facing Garden
- Superb Location
- 0.1 Mile To Oasis Academy
- 0.5 Miles To Victoria Park
- Off Street Parking
- Popular Location
- Good Condition Throughout
- 0.2 Miles To Northern Slopes
- 1.4 Miles To Temple Meads

£335,000

Tenure: Freehold

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Marksbury Road,

DESCRIPTION

Hunters are thrilled to present to the market this spacious (circa 1043 sq ft) three bedroom home situated on the popular Marksbury Road, Bedminster. Having been bought up to date by the present vendors the properties sure to prove perfect for someone looking for a spacious family home sitting close to a range of amenities.

Internally the property offers a handy porch and spacious living room. the kitchen sits to the rear and offers a handy pantry and modern kitchen suite. The bathroom offers a three piece suite and sits off the kitchen. the conservatory sits overlooking the garden and affords french doors to the garden. Upstairs there are three double bedrooms. Outside there is ample space on offer, there is off street parking to the front, whilst the rear faces west and can be accessed by a secure locking gate.

Marksbury Road sits in south Bedminster, an area predominantly popular with young families and first time buyers due to its proximity to a variety of amenities, access links and schools. For those requiring train access Temple Meads sits a little over a mile away, whilst both East Street & North Street are under a miles walk away.

TENURE
Freehold

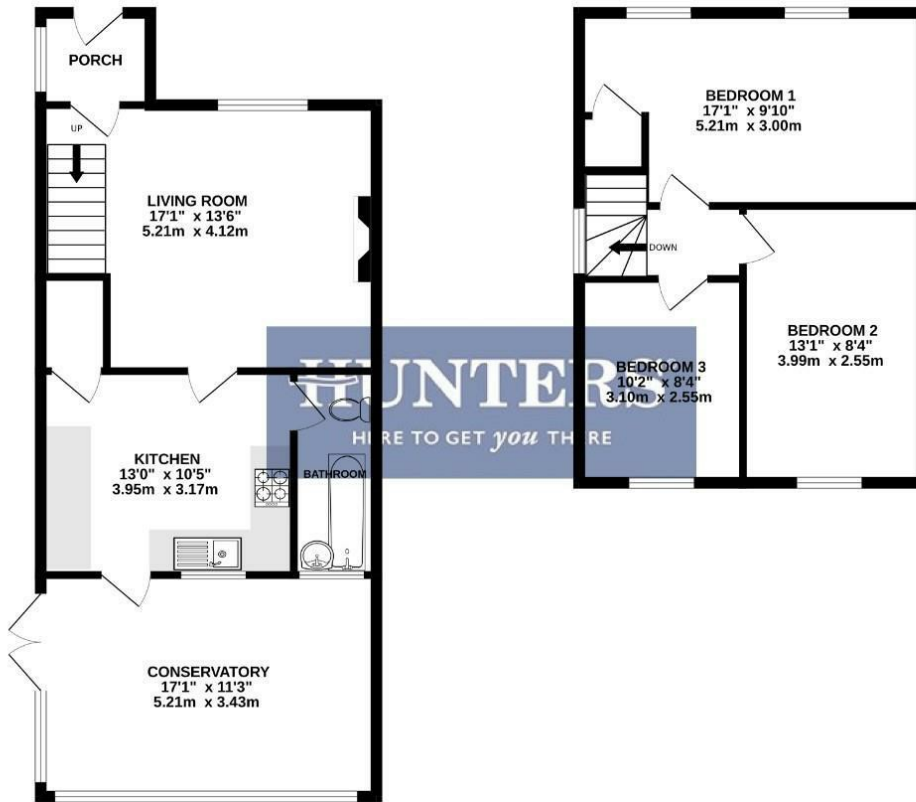
COUNCIL TAX BAND
B

EPC BAND - TBC - AN EPC REPORT HAS BEEN ORDERED.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.
Made with Metropix 2023

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: B

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		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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