

## Vivian Street, Bristol

- Charming Period Home
- Double Bay Fronted
- Two Reception Rooms
- 0.9 Miles To Temple Meads
- 0.7 Miles To North Street
- Superb Tucked Away Location
- Rare To The Market
- Loft Room
- 0.9 Miles To Wapping Wharf
- 1.3 Miles To Bristols Waterfront

**£425,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Vivian Street, Bristol

## DESCRIPTION

Hunters present to the market this charming period home situated in the quiet tucked away Vivian Street in Windmill Hill, a stones throw from the pretty Victoria Park. Offering spacious accommodation spanning over 1200sq ft its sure to prove perfect for a first time purchaser or family looking for a home in this popular spot.

Upon entering the property you are greeted by the entrance hall, which leads through to the open plan living and dining room boasting a bay window, you will also note the exposed wood flooring throughout. There is a study sitting at the rear offering an aspect over the garden, whilst the kitchen opens to the conservatory which also looks over the garden. Upstairs there are two double bedrooms and three piece bathroom, whilst the loft offers a useable loft space and boasts a skylight. Tucked away at the end of Vivian Street the property feels secluded and this is echoed in the garden, it offers a patio area and backs on to established trees which surround the rear.

Vivian Street sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

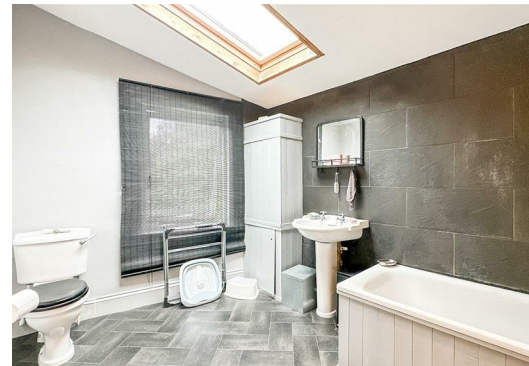
### TENURE

Freehold

### COUNCIL TAX BAND

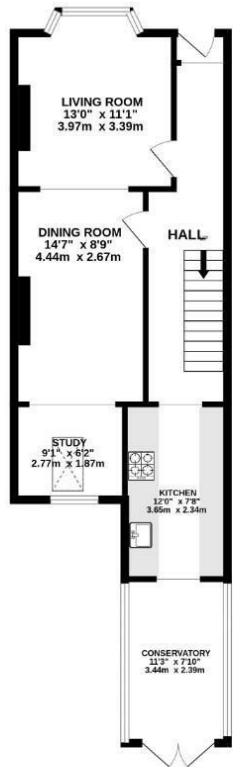
B

### EPC BAND - TBC





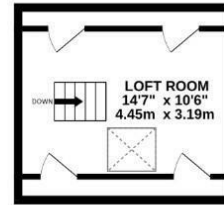
GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.9 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 (2022)

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## 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.

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