

Temple Street, Bristol

- Victorian Home
- Wood Burning Stove
- Basement With Utility
- Pretty Garden
- 0.7 Miles To North Street
- Superb Tucked Away Location
- Two Double Bedrooms
- Modern Kitchen
- 120 yards from Parson St Station
- 1.7 Miles To Temple Meads Station

£345,000

Tenure: Freehold

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Temple Street, Bristol

DESCRIPTION

Hunters offer to the market this well presented two bedroom victorian home sitting on Temple Street, Bedminster. Sitting just 120 yards from Parson Street station the property is sure to be ideal for first time buyers or investors looking for a charming home in this superb spot.

Upon entering the property you are greeted by the light hallway, which opens to the cosy sitting room that boasts a wood burning stove. The dining room sits at the rear and overlooks the garden, meanwhile the kitchen is fitted with a modern set of units. The basement room is accessible from the hallway, and offers ample space for a home office, there is also a WC and utility area which sits to the rear. Upstairs there are two double bedrooms and four piece family bathroom to include a walk in shower and roll top bath. Outside the rear garden is a lovely space which offers a patio area with the remainder being laid with lawn.

Temple Street sits just off West Street Bedminster, there are a vast array of shops and amenities along West street and ample access routes. For those requiring the train Parson St station sits just 120 yards away, whilst Parson St school is just 0.3 miles away.

TENURE

Freehold

COUNCIL TAX BAND

B

EPC BAND - D - Please see below link for full EPC;

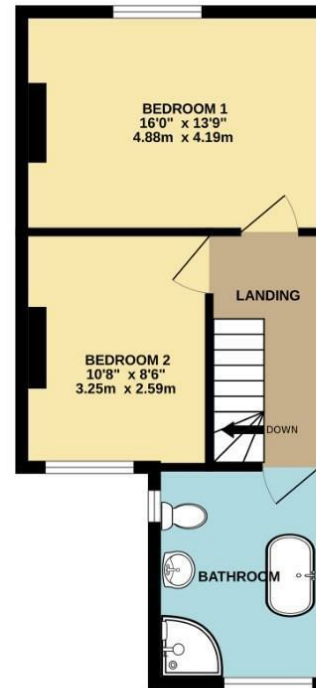
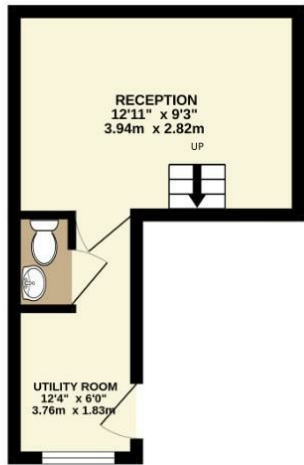
<https://find-energy-certificate.service.gov.uk/energy-certificate/2006-9364-2122-5087-8535>



BASEMENT LEVEL

GROUND FLOOR

1ST 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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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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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