



Aylesbury Crescent, , Bristol, BS3 5NW

- Three Bedrooms
- Off Street Parking
- Two Reception Rooms
- 0.2 Miles To Parson Street School
- 1.8 Miles To Temple Meads Station
- 1930s Terraced Home
- Detached Single Garage
- In Need Of Modernisation
- 0.8 Miles To North Street

£400,000



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DESCRIPTION

Hunters are pleased to offer to the market this substantial three bedroom 1930s home in Aylesbury Crescent, Bedminster. Having been occupied by the present owners for over 60 years its sure to prove perfect for a family looking for a versatile home in this superb location. Offered with a complete onward chain!!

Internally the ground floor affords a front sitting room, with a dining room to the rear overlooking the garden. The kitchen offers a range of units and access to the utility space, which sits at the rear. Upstairs there are three bedrooms, all of which will fit double beds, whilst the shower room offers modern tiles and a three piece suite. Finishing off the accommodation is the garage, which offers an up and over door which is accessed by a secure private lane. The rear garden faces affords a blank canvass and offers a great view, whilst the front offers plenty of off street parking.

Aylesbury Crescent sits off Bedminster Road, Bedminster, the road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

TENURE

Freehold

COUNCIL TAX BAND

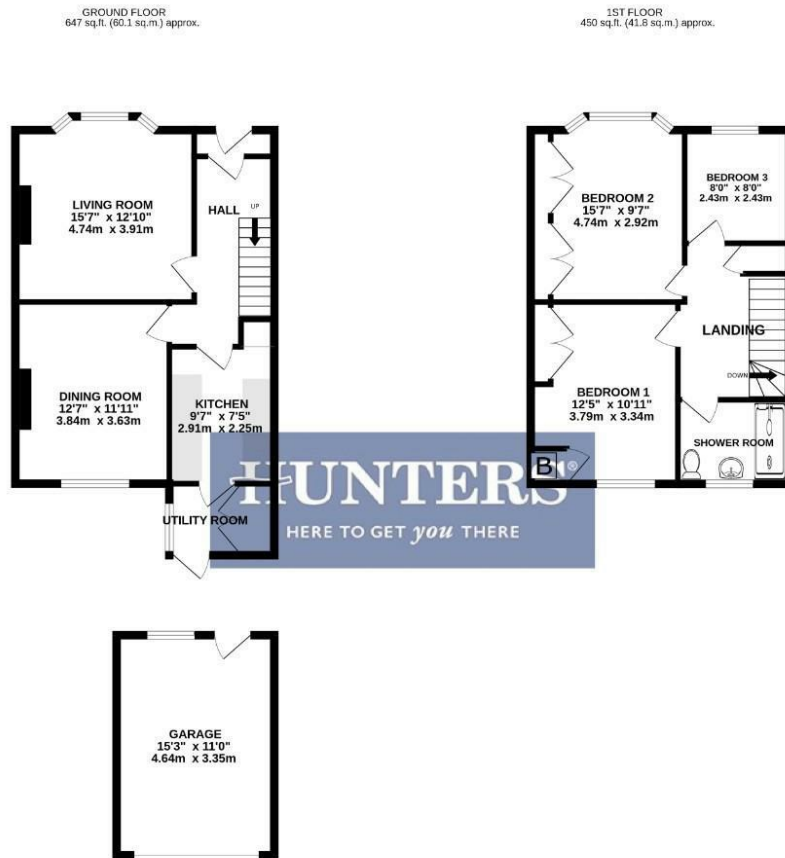
B

EPC BAND - C - Please see below for full epc report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/3400-2468-0922-6308-3243>







TOTAL FLOOR AREA: 1097 sq ft. (101.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



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