



Bedminster Road, , Bristol, BS3 5NY

- No Chain
- Two Bedrooms
- Large Garden
- Ideal For First Time Buyers
- Close To Amenities
- In Need Of Modernisation
- Upstairs Bathroom
- Off Street Parking
- Superb Location
- Walking Distance To Access Links

Guide Price £250,000



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DESCRIPTION

Hunters are pleased to offer for sale this two bedroom mid terrace home sitting on Bedminster Road, Bedminster. Offered to the market in need of modernisation but with no onward chain its sure to prove perfect for anyone looking for a property to make their own in this superb location.

Internally the ground floor affords an entrance hall, front reception room and spacious kitchen/ breakfast diner which overlooks the rear garden. Upstairs there are two double bedrooms and large wet room. Outside the rear garden faces west, making most of the evening sun, there is secure side access to the front where there is off street parking for one car.

Bedminster Road sits in a well appointed location thats got a range of amenities and access links just a few yards away. Parson Street primary school and Parson Street train station sit less than a 5 minute walk away whilst the amenities on West Street & North Street are both less than a mile away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

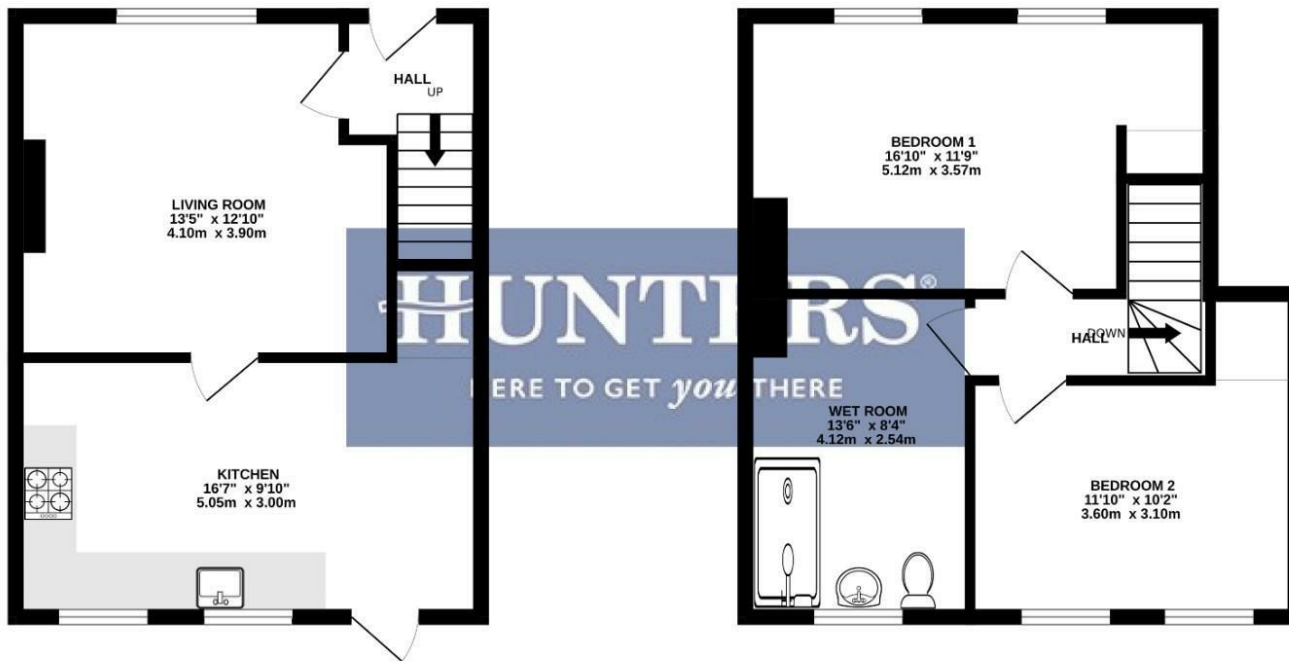
EPC BAND - TBC.





GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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.
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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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