

## Marksbury Road, , Bristol, BS3 5JY

- New Gas Combination Boiler
- Newly Decorated Throughout
- Garage
- Large Garden
- Modern Kitchen
- New Carpets
- Off Street Parking
- Upstairs Bathroom
- Open Plan Reception

**£335,000**





# Marksbury Road, , Bristol, BS3 5JY - £335,000

## DESCRIPTION

Hunters are pleased to offer this recently renovated two bedroom home sitting on Marksbury Road. Sure to prove popular to first time buyers or families looking for a home thats ready to move into.

Internally the ground floor accommodation comprises of a lovely and light living/ dining room which opens to the conservatory. The kitchen has been fitted with a modern set of units and affords a view over the garden. Upstairs there are two double bedrooms and four piece family bathroom, complete with walk in shower and separate bath. The outside space of the property is exceptional, there is off street parking to the front, and access to the single garage. The rear garden offers a blank canvass and is mostly laid with lawn with the border surrounded by established bushes & shrubs.

The property has been modernised by the present vendor to include full plaster, and redecoration throughout. There is new carpeting and flooring in each room, complemented by a new 'Worcester' gas combination boiler.

Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.

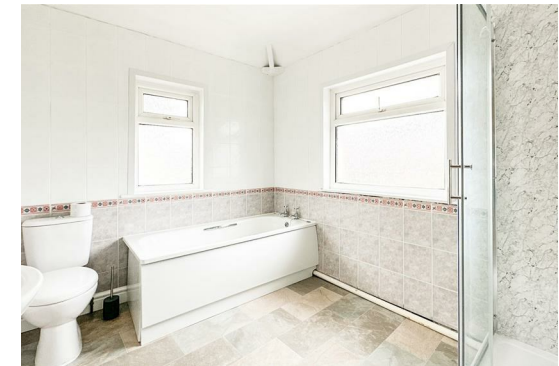
### TENURE

Freehold

### COUNCIL TAX BAND

B

EPC BAND - EPC REPORT HAS BEEN ORDERED.







GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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](mailto: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) <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.



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