

Agate Street, , Bristol, BS3 3AG

- Superb 'Chessels' Location
- Vendor Found Property To Purchase
- Two Double bedrooms
- Ideal For First Time Buyers
- uPVC Double Glazed
- Just Off North Street
- Courtyard Garden
- Upstairs Bathroom
- 'Worcester' Combi Boiler
- Bay Fronted

£385,000



Agate Street, , Bristol, BS3 3AG - £385,000

DESCRIPTION

Hunters are pleased to offer to the market this pretty two bedroom victorian home sitting on Agate Street, Bedminster. Offered to the market with a complete chain the property is sure to prove perfect for any couple or first time buyers looking for one of these characterful homes just a stones throw from the vibrant North Street.

The internal accommodation comprises of two reception rooms and kitchen which opens to the rear garden. Upstairs there are two double bedrooms and three piece bathroom which also houses the 'Worcester' combination boiler. The rear garden faces in a south/westerly direction and affords an outside store with WC with the remainder being laid with patio. This great home is offered with a complete chain, so please call Hunters to arrange an internal viewing.

Agate Street sits in the heart of the vibrant and popular 'Chessels', its an area favoured by couples and first time buyers due to its proximity to the ever sought after 'North Street' and sitting within 2 miles walk of both Wapping Wharf & Temple Meads Station.

TENURE

Freehold

COUNCIL TAX BAND

B

EPC BAND - TBC- an EPC report has been ordered.

living room

12'3" x 10'2"

dining room

10'8" x 10'6"

kitchen

7'11" x 5'1"

bedroom one

15'5" x 10'7"

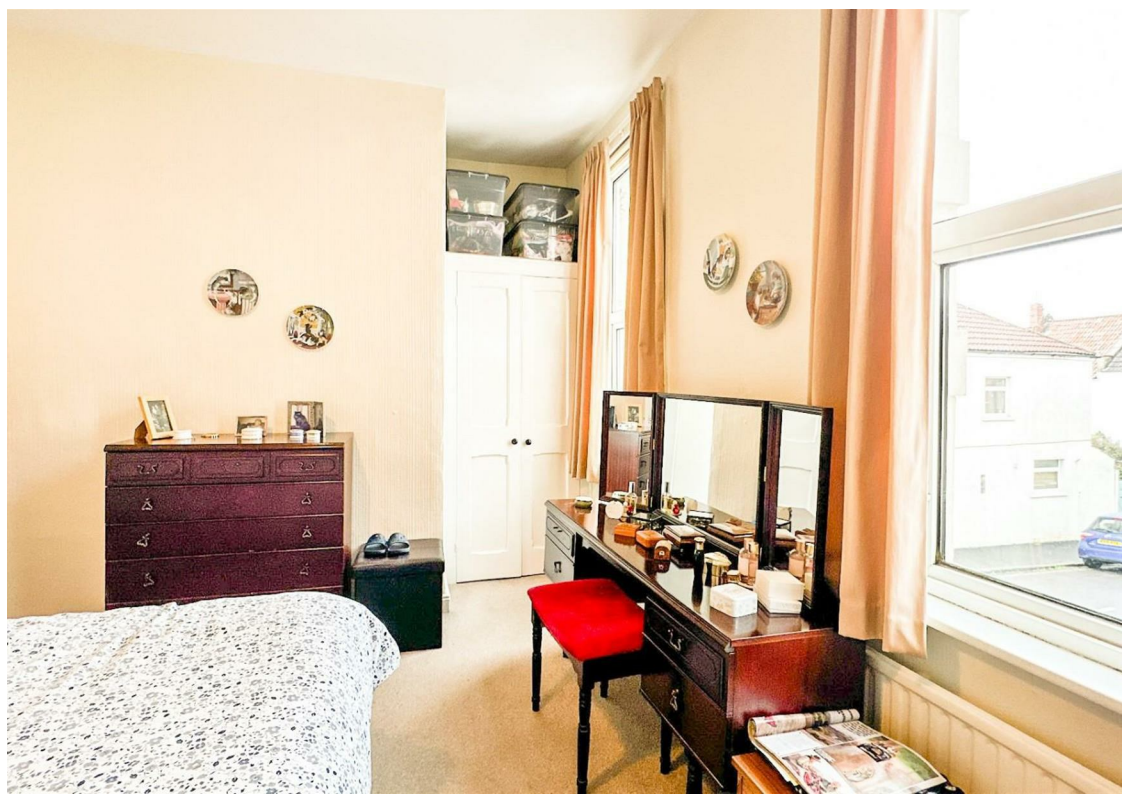
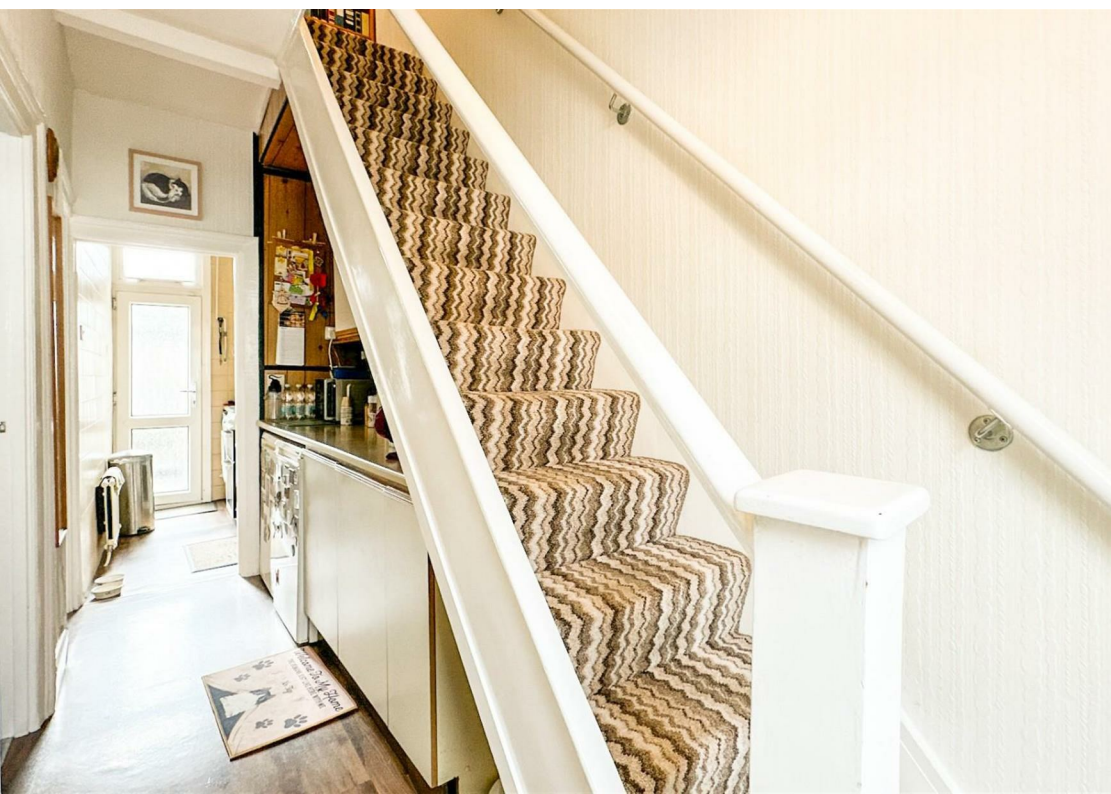
bedroom two

11'0" x 10'9"

bathroom

7'10" x 5'1"





GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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.
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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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