



Marksbury Road, , Bristol, BS3 5JY

- Three Bedrooms
- Large Garden
- In Need of modernisation
- No Onward Chain
- EPC band C
- Worcester Combination Boiler
- Parking
- Superb Location
- Downstairs Bathroom

£325,000



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DESCRIPTION

Hunters are proud to present for sale this superbly located three bedroom end of terrace home on Marksbury Road. Being offered with no onward chain its sure to prove perfect for any couple or young family.

Internally the ground floor accommodation comprises of a lovely and light sitting which opens to the kitchen. The kitchen itself offers ample work space and a view over the garden, whilst the bathroom boasts a three piece suite. Upstairs there are three double bedrooms and loft access. The property boasts great outside space, to the front there is off street parking with secure access to the side and rear. The rear garden offers a blank canvass with the border surrounded by established bushes & shrubs.

The property has been part updated, offering a great opportunity for any purchaser to finalise, however it does have the benefit of a '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 - C - EPC report below;

<https://find-energy-certificate.service.gov.uk/energy-certificate/7334-6024-0300-0937-7226>





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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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.

