

## Victoria Place, , Bristol, BS3 3BP

- Three Bedrooms
- Well Kept Throughout
- uPVC Double Glazed Throughout
- Quiet Tucked Away Spot
- Modern Kitchen
- Superb Location
- Potential For Loft Extension (STPP)

**£425,000**



# Victoria Place, , Bristol, BS3 3BP

## DESCRIPTION

Hunters are pleased to present this spacious three bedroom victorian home sitting tucked away on Victoria Place, Bedminster. Being offered to the market for the first time in over 40 years its sure to prove perfect for a family looking for a charming home in this superb location.

Internally the ground floor affords a front sitting room incorporating the bay window, this opens to the dining room. The kitchen boasts updated 'Shaker' units and sits to the rear of the property. There is a rear lobby which opens to the modern three piece bathroom. On the first floor there are three double bedrooms with access to the loft, which is a large space and could be converted to a further bedroom (subject to the necessary permissions). The rear garden is a private space and is laid with stones whilst the border is surrounded by established plants and bushes. Sitting at the bottom of Victoria Place its a quiet home with scope for further adaptations.

Victoria Place sits on the edge of the desirable 'Chessels' area of Bedminster, the vibrant North street is just a stones throw away, it boasts a variety of shops, bars & restaurants. The pretty Greville Smyth Park is less than half a miles walk away whilst those requiring access links Temple Meads sits a miles walk away.

### TENURE

Freehold

### COUNCIL TAX BAND

B

EPC BAND - D - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/6900-8268-0222-0323-3643>

### living room

13'0" x 10'6"

### dining room

12'5" x 7'6"

### kitchen

13'1" x 8'0"

### bathroom

8'0" x 4'9"

### bedroom one

14'7" x 11'9"

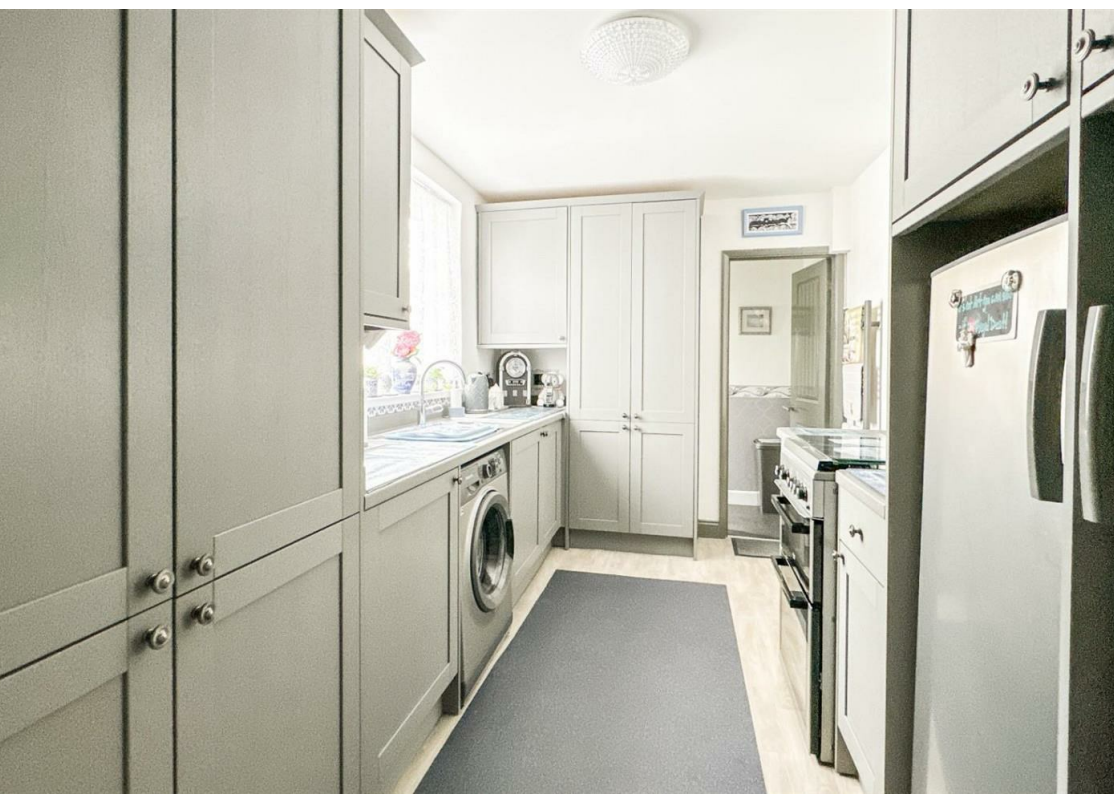
### bedroom two

12'9" x 7'4"

### bedroom three

12'11" x 7'8"





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](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<br>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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