



## Martin Street, , Bristol, BS3 3EE

- Tucked away Location
- Upstairs Bathroom
- Beautifully presented
- Original features
- Gas central heating
- Stones Throw from North Street
- Large Garden
- Wood burning stove
- Open Plan Living Space
- charming throughout

**Guide Price £425,000**



# Martin Street, , Bristol, BS3 3EE

## DESCRIPTION

Hunters present for sale this charming & immaculate Victorian home sitting in the quiet, tucked away spot of Martin Street, Bedminster. Boasting character charm throughout, it's sure to prove perfect for anyone looking for a home close to the vibrant North Street.

Upon entering the property, you are greeted by the entrance hall, which boasts hanging space, exposed wood flooring and continues through to the open plan living/ dining space. The living/dining room is a lovely and light space thanks to the dual aspect windows, there is also a feature wood burning stove. A rear lobby offers storage space and opens to the light, spacious kitchen/breakfast room which affords a view over the garden. Upstairs there are two generous double bedrooms and a three piece bathroom, complete with airing cupboard. Perhaps the standout feature of this home is the tranquil rear garden, it spans circa 60ft and boasts a variety of well stocked beds, vegetable patch, small pond and tucked away seating area.

Martin Street sits tucked away in a quiet cul-de-sac of just 5 homes and a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute 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/9688-6050-7208-2764-9920>

living area  
10'11" x 10'5"

dining area  
14'1" x 11'5"

kitchen/ breakfast room  
14'9" x 8'0"

bedroom one  
14'1" x 10'2"

bedroom two  
12'11" x 7'7"

bathroom  
8'0" x 8'0"







TOTAL FLOOR AREA : 855 sq. ft. (79.5 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
 Made with Mapbox (2024)

**Viewings**

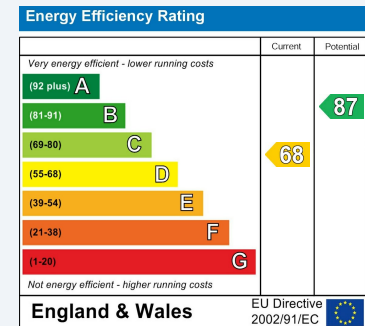
Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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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