



## Clifton Street, Bedminster, Bristol, BS3 3LP

- No Onward Chain
- Three Bedrooms
- Ideal for FTBs
- Superb Location
- Courtyard Garden
- Stones Throw From South Street Park
- In Need Of Modernisation
- Tucked Away Location

**Offers In Excess Of £350,000**





# Clifton Street, Bedminster, Bristol, BS3 3LP

## DESCRIPTION

Hunters are pleased to present for sale this three bedroom home tucked away on Clifton Street, Bedminster. Being just a stones throw from the pretty South Street Park the property is sure to prove perfect for anyone looking for a home in need of modernisation in this superb spot.

You are greeted at the property by steps, whereby the front allows space for bin and possibly bike storage. As you enter the property the ground floor boasts two reception rooms, kitchen and bathroom which sits to the rear of the property. Upstairs there are three bedrooms, two of which will fit double beds, whilst the third is a single. There is loft access which offers a great space and could be converted to a bedroom subject to the necessary permissions. Outside the rear garden is laid with patio and offers a blank canvass for someone to make their own.

Clifton Street sits tucked away at the edge of 'The Chessels' a stone's throw from the pretty South Street Park, the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants sits just a 5 minute walk away. 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/0284-0200-8104-2313-0600>

living room  
12'11" x 11'11"

dining room  
11'5" x 9'6"

kitchen  
9'8" x 6'10"

bedroom one  
13'7" x 12'5"

bedroom two  
11'10" x 7'6"

bedroom three  
9'10" x 6'8"









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.  
Made with: Metreplan ©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.

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.



165 East Street, Bedminster, BS3 4EJ  
Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

