







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



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

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



White every attempt has been made to ensure the accuracy of the Boorgian contained here, measurements of doors, orindove, coams and any other items are approximate and no responsibility is taken for any error, emission or resis statement. The 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 retied and no guarantee as to their operation or efficiency can be given.

Viewings

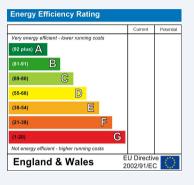
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



