



British Road, , Bristol, BS3 3BY

- Unique Detached Home
- Two Double Bedrooms
- Rare To The Market
- Worcester Combi Boiler
- Council Tax Band B
- Detached Garage
- Chessels Location
- Modern Kitchen
- Freehold
- Corner Plot

Guide Price £400,000



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DESCRIPTION

Hunters are pleased to present for sale this two bedroom detached home at the top of British Road in 'The Chessels'. Sitting in 'The Chessels' the property is sure to prove perfect for anyone looking for a home in need of some modernisation in this superb spot.

As you enter the property you are greeted by the entrance hall, which opens to the large living room. The kitchen has been fitted with a modern set of units, with the Worcester combination boiler tucked in the corner, there is space for a dining table and rear lobby which leads to the garden. Upstairs there are two double bedrooms, both fitted with built in wardrobes, there is also a three piece bathroom and access to the loft on the landing. The property sits on a corner plot, boasting a private rear garden and detached single garage with off street parking.

British Road sits on 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 - TBC - An EPC report has been ordered.

living room
14'9" x 12'3"

kitchen/diner
15'7" x 9'4"

bedroom one
12'5" x 9'11"

bedroom two
11'5" x 8'6"

detached garage
16'4" x 9'5"





GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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.



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