



Highbury Road, , Bedminster, BS3 5NS

- Two Bedrooms
- Large Well Stocked Garden
- Popular Location
- Original Features
- Vendor found property to purchase!
- Large Upstairs Bathroom
- Separate Reception Rooms
- Victorian Terrace
- Potential For Loft (STPP)
- Close To Amenities

£365,000



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DESCRIPTION

Hunters are pleased to offer for sale this well presented, recently refurbished two bedroom victorian terrace home sitting on Highbury Road, Bedminster. Having only bought the property a few years ago, the current vendors have undertaken a substantial amount of work bringing it up to modern specification making it ideal for first time buyers and couples alike, there is also the benefit of a complete onward chain.

Internally the ground floor offers a front sitting room, making us of the bay window. The large dining room affords a view over the garden whilst the kitchen has been bought up to date with a modern set of units with contrasting work surfaces. Upstairs there are two double bedrooms, the larger of which spans the width of the property itself. The bathroom is a large space, with ample room for the bath, WC and wash hand basin. Internally there is scope for further development if required (subject to the necessary permissions) by the way of the loft room or return kitchen extension should either be required.

Perhaps one of the biggest features of the property is the large well stocked garden, it faces west making most of the afternoon and evening sun and the vendors have incorporated a seating area and an array of raised beds and planting areas. This great home is sure to prove popular, so please contact Hunters to arrange an internal viewing.

TENURE-
Freehold

COUNCIL TAX BAND-
B

EPC BAND- D - Please see below link for full report;
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0644-3909-0200-5089-9200>

LIVING ROOM-
11' 5" x 9' 10" (3.5m x 3.0m)

DINING ROOM-
13' 9" x 13' 5" (4.2m x 4.1m)

KITCHEN-
15' 5" x 7' 4" (4.7m x 2.25m)

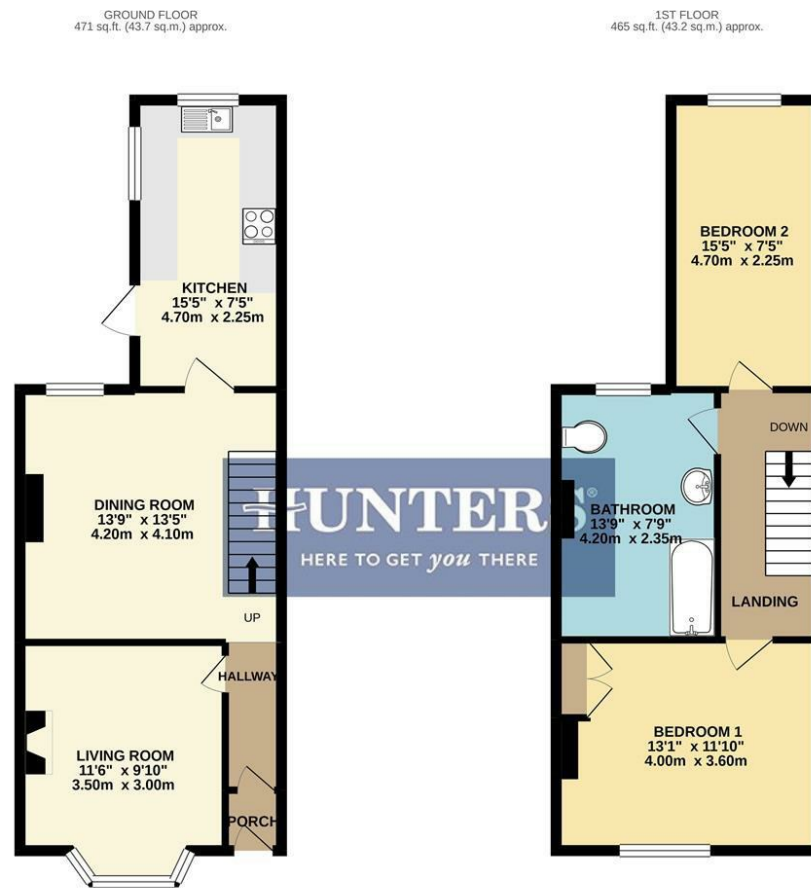
BEDROOM ONE-
13' 1" x 11' 9" (4.0m x 3.6m)

BEDROOM TWO-
15' 5" x 7' 4" (4.7m x 2.25m)

BATHROOM-
13' 9" x 7' 8" (4.2m x 2.35m)







TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.
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, 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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