



Parson Street, , Bristol, BS3 5QQ

- Substantial Accommodation
- Large Corner Plot
- Versatile
- Rare To Market
- Ideal For Families
- Garage & Off Street Parking
- Private Rear Garden
- Gas Central Heating
- Superb Location
- Extended

£365,000



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DESCRIPTION

Hunters are pleased to present this substantial (circa 1500sq ft) four bedroom home on Parson Street, on the outskirts of Bedminster. Offering flexible accommodation the property is sure to prove perfect for a family or first time buyers looking for a house to make their own.

Internally the ground floor offers a living room, kitchen which opens to the utility room and dining room, which also has sign off to be used as a fourth bedroom if required, finishing off the ground floor is the three piece bathroom. Upstairs there are three bedrooms, two of which will fit double beds, there is also access to the good sized loft room, which houses the gas combi boiler.

Perhaps the standout feature of the property is the plot, it sits on a generous corner plot offering a great sized external store, which boasts power. There is also a double garage with power and car port offering off street parking for two cars. The garden is extremely private and offers a patio area, with the remainder being laid with lawn, there is also secure access to the front and side.

Parson Street sits on the outskirts of Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits just a few hundred yards away.

TENURE
FREEHOLD

COUNCIL TAX BAND
C

EPC BAND - D - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;
<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2638-5020-2990-7151>

living room
15'3" x 12'7"

kitchen
15'7" x 8'11"

utility room
7'2" x 6'6"

dining room/ bedroom four
12'0" x 9'11"

bathroom
8'6" x 5'0"

bedroom one
12'7" x 12'1"

bedroom two
12'4" x 7'11"

bedroom three
8'11" x 7'4"

loft (restricted height)
16'5" x 12'10"

garage
18'11" x 12'4"

store
17'6" x 12'0"





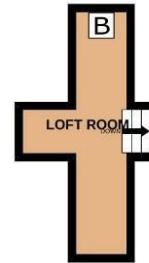
GROUND FLOOR
1330 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
94 sq.ft. (8.7 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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