



## Aylesbury Crescent, , Bristol, BS3 5NW

- Extended 1930s Semi Detached
- Two Reception Rooms
- Superb Condition
- Low Maintenance Garden
- Four Bedrooms + Ensuite
- Versatile Accommodation
- Outside Office with power + Store
- Off Street Parking

**£600,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



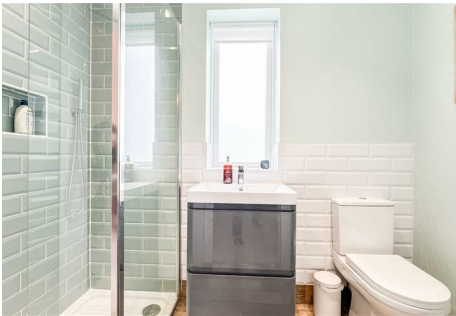
# Aylesbury Crescent, , Bristol, BS3 5NW



Hunters are pleased to present this beautiful 1930s extended home sitting on Aylesbury Crescent, Bedminster. Having been lovingly updated by the present vendors the property is sure to prove perfect for any family looking for a well presented, versatile home in this family orientated location.

Internally the ground floor affords a large living room boasting a charming bay window. The kitchen/ diner has been extended and opened up to offer a great sized, beautifully finished entertaining space offering bi-fold doors to the garden. The utility room and downstairs WC are neatly tucked in between the kitchen space and second reception, which is an ideal home office/ play room.

Moving upstairs there are four bedrooms, three of which will comfortably fit double beds, whilst the fourth is a single/ nursery. The master suite offers a three piece ensuite shower room, both this and the bathroom have been beautifully finished and tiled throughout.



Outside, the rear garden has been bought up to date with a raised decked area off the dining room, with the remainder being laid with lawn. There are raised beds that are well stocked and new fences. The present vendors have installed a garden room, which doubles as a study/ gym and offers power and internet, its been divided to offer a secure store as well. To the front, there is off street parking for several cars.

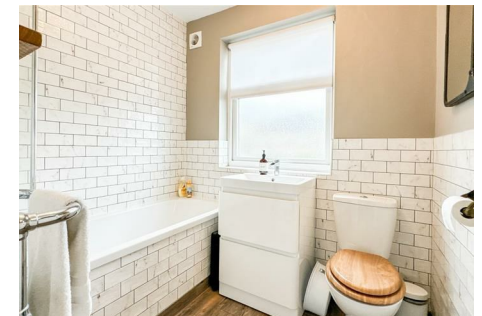
Aylesbury Crescent sits off Bedminster Road, Bedminster, the road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

**TENURE**  
Freehold



**COUNCIL TAX BAND**  
C

**EPC BAND** - TBC - an epc report has been ordered.





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living room  
12'0" x 11'7"

sitting room/ study  
11'6" x 8'2"

bedroom three  
11'7" x 11'3"

store  
6'2" x 6'1"

dining area  
12'11" x 10'5"

bedroom one  
17'8" x 8'2"

bedroom four  
7'9" x 6'9"

kitchen area  
11'5" x 9'10"

bedroom two  
12'0" x 11'7"

study  
7'5" x 6'1"

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.  
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**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.



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