

Martock Crescent, , Bristol, BS3 5QJ

- No Chain!
- Established Trees & Garden
- Popular Location
- Downstairs Bathroom
- Freshly Decorated & New Flooring
- Large Corner Garden
- Extended Kitchen/ Diner
- Off Street Parking
- Updated Shower Room
- EPC Band D

Offers In Excess Of £375,000



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We are pleased to present for sale this spacious, extended three bedroom semi detached home sitting at the bottom of Martock Crescent, Bedminster. Having been occupied by the present owners for the last few years, its been updated to offer complete redecoration & new flooring throughout. Its been extended downstairs to offer a large living/ sitting room with kitchen/ diner at the rear. There is a downstairs three piece bathroom which is fitted with a modern three piece white suite.



Upstairs there are three bedrooms, all of which will fit double beds, whilst the updated shower room sits at the back. Perhaps the biggest selling feature of this delightful home is the large corner garden. To the front there is off street parking, which offers gated access to the side, where there is a large store and ample space for storing logs. The rear offers a patio area off the kitchen and a raft of established trees and bushes, there is a large lawned area and access to the rear area currently housing a large secure shed, and vegetable patch. This great home is offered with no onward chain, and properties in this location with gardens such as this one are extremely rare to the market, so please contact us for a viewing.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC Band - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8190-6311-0922-0093-3903>



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LIVING ROOM
13'3" x 12'2"

SITTING AREA
11'10" x 7'9"

BATHROOM
8'6" x 4'4"

KITCHEN DINING ROOM
16'11" x 11'10"

BEDROOM ONE
11'2" x 7'10"

BEDROOM TWO
9'8" x 7'7"

BEDROOM THREE
9'9" x 9'0"

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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

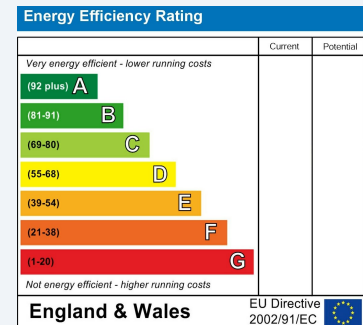
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.