

## Highbury Road, Bedminster, Bristol, BS3 5NS

- Four Bedrooms
- Open Plan Living Space
- Wood Burning Stove
- Victorian Charm
- Freehold
- Ensuite Shower
- Double Bay Fronted
- Modern Kitchen
- Private Garden
- Converted Loft

**Asking Price £500,000**





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Hunters are thrilled to present for sale this substantial (circa 1200 sq ft) four bedroom home on Highbury Road, Bedminster. Having been cherished by the present vendors for the last few years its sure to prove perfect for a first time buyer or growing family.

Internally the property boasts a beautiful open plan living space, complete with a dual aspect and wood burning stove. The kitchen sits to the rear overlooking the garden and offers a modern set of units. To the first floor, there are three bedrooms, two of which will fit double beds whilst the smallest is an ideal nursery or study, the shower room has been updated to include a three piece suite with walk in 'cristle' effect shower & skylight.

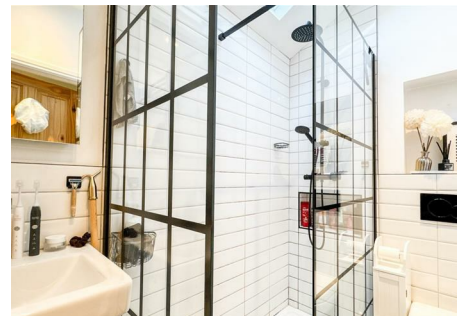


The loft has been thoughtfully converted to boast a double bedroom, and three piece ensuite shower room complete with skylights. The rear garden is a private space and has been laid with patio, it faces west making most of the afternoon and evening sun.

TENURE-  
Freehold

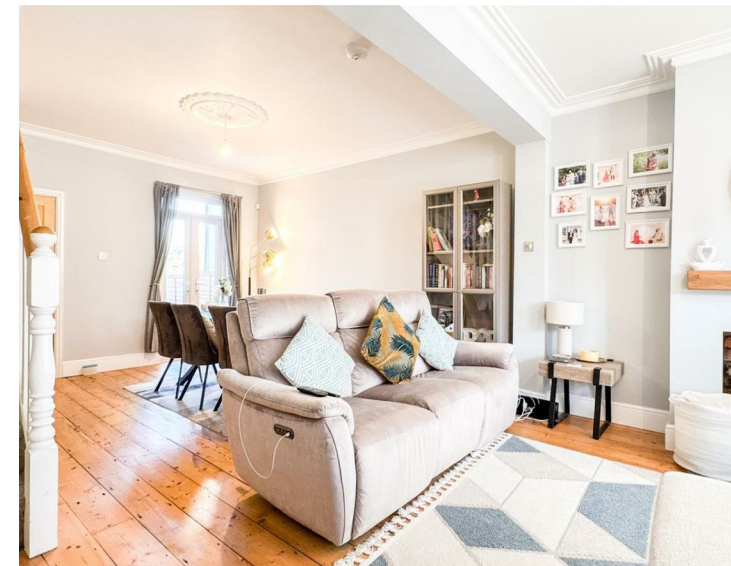
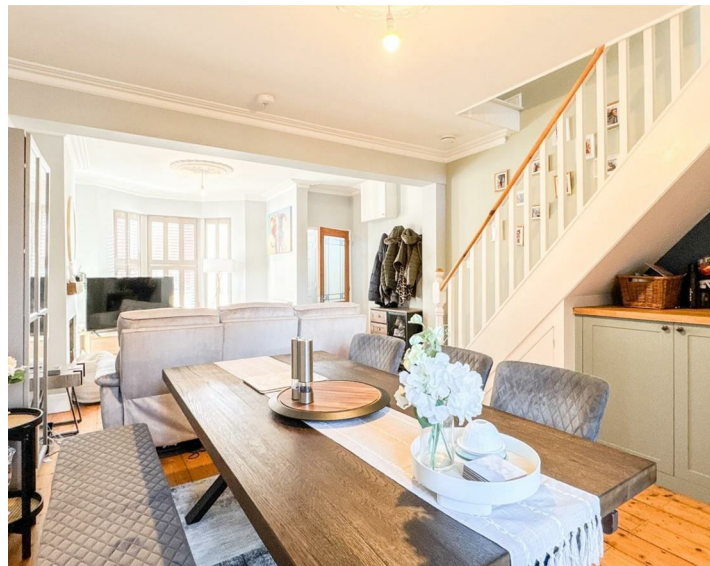
COUNCIL TAX BAND-  
C

EPC BAND- D - Please see below link for full report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0249-2899-7720-9221-4871>





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living area  
13'7" x 12'1"

kitchen  
15'7" x 7'10"

bedroom three  
11'8" x 7'11"

bedroom one (in loft)  
18'0" x 10'5"

dining area  
13'8" x 13'7"

bedroom two  
13'7" x 12'4"

bedroom four  
7'10" x 7'4"



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.