



## Honeywick Close, , Bristol, BS3 5ND

- Complete Chain!
- Private Enclosed Garden
- Allocated Parking
- Downstairs WC
- Tucked Away
- Excellent Condition
- Freehold
- New uPVC Front Door
- Two Double Bedrooms
- End Of Terrace

**£340,000**



# Honeywick Close, , Bristol, BS3 5ND

## DESCRIPTION

Hunters present to the market this superbly located two bedroom end of terrace home tucked away on Honeywick Close, Bedminster. Offered to the market with a complete chain and in excellent condition throughout its sure to prove perfect for any first time buyer looking for a home thats ready to move into in a superb spot.

Upon entering you are greeted by the handy entrance hall, there is a downstairs WC and kitchen sitting to the front. To the rear sits the spacious lounge/ diner which boasts an outlook and french doors to the rear garden, there is also a handy storage cupboard. Upstairs there are two double bedrooms, both of which offer built in storage, there is also a three piece bathroom and loft access. Outside the rear garden is a great space mostly laid with lawn however there is a patio area and access via a secure gate, there is also an allocated parking space to the front.

Honeywick Close sits tucked away off Bedminster Road, which is known for its access links to the city and the airport, there are also several shops, takeaways and even a barber shop within walking distance. There is a handy foot bridge which will take you into central Bedminster, meaning the vibrant North Street is just a 15 minute walk away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC Band - EPC report has been ordered.

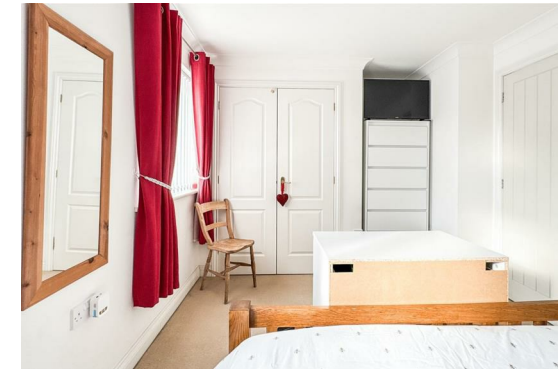
kitchen  
9'2" x 6'10"

lounge/ diner  
14'5" x 13'1"

bedroom one  
14'5" x 10'2"

bedroom two  
13'1" x 7'10"

bathroom  
7'2" x 6'6"





GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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](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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