



## Murray Street, , Bristol, BS3 1AE

- Modern Building
- Freehold
- Open Plan Living
- No Onward Chain
- Contemporary Finish
- Tucked Away Location
- Council Tax Band B
- Flexible Accommodation
- Courtyard Garden
- Underfloor Heating

**Offers In Excess Of £355,000**



# Murray Street, , Bristol, BS3 1AE

## DESCRIPTION

Hunters are pleased to present this beautiful contemporary coach house sitting on Murray Street, Southville. Having been constructed by the present vendor in 2016 this offers a unique opportunity to acquire a special home offering spacious and modern accommodation.

Internally the ground floor boasts a light & airy kitchen/ living area. The kitchen offers a contemporary set of units with built in appliances, the room offers ample room for a dining table and living room furniture. The second of the two bedrooms sits to the front, offering an ideal office/ study if required. Upstairs there is another double bedroom and three piece shower room, both the landing and bedroom afford skylights. The garden is low maintenance and affords a patio area.

Further benefits to this great home include uPVC triple glazing, gas central heating with underfloor heating throughout & no onward chain.

Murray Street sits in the desirable Southville, just a short stroll from Dame Emily Park. An area predominantly popular with families and young couples due to its proximity to the busy and vibrant North Street & Wapping Wharf. For those requiring rail access Temple Meads station sits a little over a mile away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

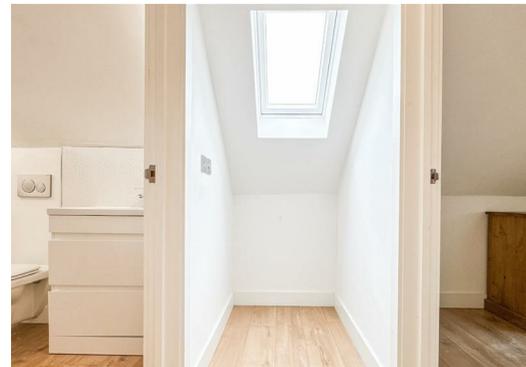
EPC Band - B - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9852-3847-7194-9993-6075>

Kitchen/ Living Space  
13'11" x 31'3"

bedroom two (downstairs)  
9'9" x 10'9"

bedroom one  
13'10" x 10'4"

shower room  
9'9" x 6'0"







TOTAL FLOOR AREA: 747 sq.ft. (69.4 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.  
 Made with Metropia C0225.

**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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