



## West Street, , Bedminster, Bristol, BS3 3NN

- Two Bedrooms
- Wood Burning Stove
- New Roof
- Upstairs Bathroom
- Gas Central Heating
- Victorian
- Open Plan Kitchen/ Diner
- Recently Re-rendered
- Ideal for FTBs
- uPVC Double Glazed With New Front Door

**Offers In Excess Of £375,000**



# West Street, , Bedminster, Bristol, BS3 3NN

## DESCRIPTION

Hunters are pleased to present this lovely two bedroom victorian home sitting at the bottom of West Street, Bedminster. Being offered to the market having been lovingly updated by the present vendors its sure to prove perfect for a family or first time buyers looking for a charming home in this superb location.

Internally the ground floor affords a front sitting room incorporating the bay window, this opens to the open plan kitchen/dining room which boasts modern kitchen units and sits to the rear of the property, there is exposed wood flooring throughout and a wood burning stove. On the first floor there are two double bedrooms and three piece bathroom. The rear garden is a private space and is laid with a patio whilst the border is surrounded by established plants and bushes.

West Street sits on the edge of the desirable 'Chessels' area of Bedminster, the vibrant North street is just a stones throw away, it boasts a variety of shops, bars & restaurants. The pretty Greville Smyth Park is less than half a miles walk away whilst those requiring access links Temple Meads sits a miles walk away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - C - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8492-8642-7829-2397-1983>

living room  
12'10" x 10'9"

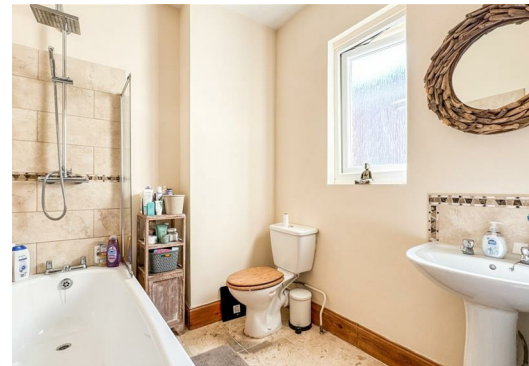
dining room  
10'9" x 9'2"

kitchen  
8'6" x 6'8"

bedroom one  
13'1" x 12'1"

bedroom two  
10'9" x 9'2"

bathroom  
8'6" x 6'8"





GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix ©2025

### 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.



165 East Street, Bedminster, BS3 4EJ  
Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

