



Murray Street, Southville, Bristol, BS3 1AE

- No Onward Chain
- Central Location
- uPVC Double Glazed
- Downstairs WC
- Modern Kitchen
- Private Garden
- Spacious Accommodation
- Well Presented Throughout
- Three Piece Bathroom
- EPC Band - D

Asking Price £425,000



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DESCRIPTION

Hunters are pleased to present this three bedroom home sitting tucked away on Murray Street, Southville. Being offered with no onward chain the property is sure to prove ideal for anyone looking for a deceptively spacious three bedroom home with great internal accommodation.

Internally the ground floor boasts a downstairs WC and storage cupboard. The hallway opens to a large kitchen/ breakfast room which boasts access to the rear garden and a modern suite. The living room is a great size and offers access to the private rear garden. Upstairs there are three bedrooms, two of which will fit a double beds. There is a three piece bathroom whilst the landing affords access to the loft space. The garden is well stocked and faces west, making most of the afternoon and evening sun, there is an established border with patio area, whilst to the rear there is an allocated parking space.

Murray Street sits in desirable Southville, just a short stroll from Dame Emily Park 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 - C

EPC Band D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8743-7422-5469-1504-4992>

living room
16'9" x 10'3"

kitchen/ breakfast room
15'3" x 10'2"

bedroom one
16'0" x 8'2"

bedroom two
10'7" x 8'8"

bedroom three
8'8" x 6'6"





GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.