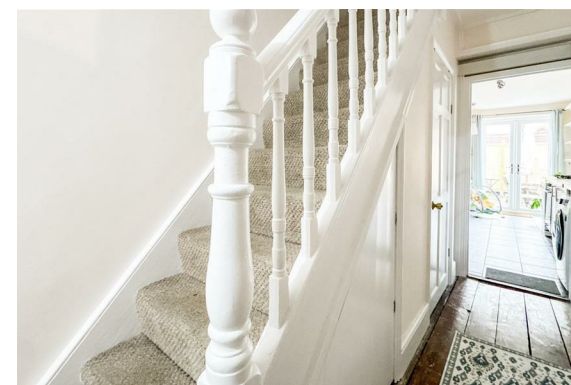




Church Lane, Bristol, , BS3 4NE

- Double Bay Fronted
- Charming Features
- Two Double Bedrooms
- Secure Rear Access
- Gas Central Heating
- Tucked Away Location
- Wood Burning Stove
- Four Piece Bathroom
- West Facing Garden
- uPVC Double Glazed Throughout

Offers In The Region Of £425,000



Church Lane, Bristol, , BS3 4NE

DESCRIPTION

Hunters are pleased to present this charming double bay fronted Victorian home sitting tucked away on Church Lane, Bedminster. Being offered to the market cherished by the present vendors it's sure to prove perfect for a family or first time buyers looking for a charming home in this superb tucked away location.

Internally the ground floor affords a front sitting room incorporating the bay window & wood burning stove, this opens to the dining room which boasts French doors to the rear garden. The kitchen has been opened up to offer a 'shaker' kitchen complemented with wood worktops, there are also French doors opening to the rear garden. On the first floor there are two double bedrooms, a four piece bathroom, access to the loft & two handy storage cupboards on the landing. The rear garden faces west and is a private space that offers a seating area and secure rear access via a private lane.

Church Lane sits on the edge of the desirable 'Chessels' area of Bedminster, it's a stone's throw from the cafes & shops on East Street whilst the vibrant North Street is just around the corner, boasting a variety of shops, bars & restaurants. The pretty Greville Smyth Park & Victoria Park are both less than half a mile's walk away, and for those requiring transport links, Temple Meads train station is a mile's walk away and Bedminster train station is just around the corner.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0000-0360-0022-1594-3553>

living room
12'4" x 10'4"

dining room
12'4" x 8'10"

kitchen/ breakfast room
14'6" x 7'10"

bedroom one
14'7" x 11'9"

bedroom two
12'4" x 8'10"

bathroom
11'11" x 7'10"







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 suitability or efficiency can be given.
Made with Metropix 02/25

Viewings

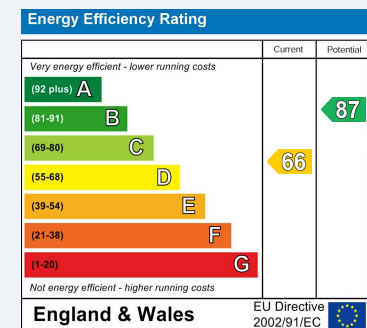
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.