



Buckingham Street, , Bedminster, Bristol, BS3 3PF

- Beautifully Presented
- End Of Terrace
- Upstairs Bathroom
- uPVC Windows & uPVC Doors
- Two reception rooms
- Three Storey
- Popular Tucked Away Road
- Three Double Bedrooms
- Gas Central Heating & Updated Electrics
- Private garden

£475,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are thrilled to present to the market this three bedroom end of terrace Victorian home in the quiet road of Buckingham Street, Bedminster, just off West Street and close to the popular 'Chessels'. Internally the property has been remodelled so the ground floor accommodation includes a separate front sitting room and dining room, and a downstairs WC under the stairs. The kitchen offers modern gloss grey units with contrasting solid oak worktops and is fitted with an integrated fridge/ freezer, oven, electric hob with extractor, and washing machine.

Upstairs, there are two double bedrooms and a modern three piece bathroom to include a WC, wash hand basin and 'P' shape bath with shower over. The loft has recently been converted to a stunning master suite, to offer a double bedroom with floor to ceiling window and three piece ensuite shower room. Externally to the rear the garden faces in a south-easterly direction and has been landscaped to include a lovely sitting area with well stocked flower beds and herb garden. To the front there is sizeable bin/bike store and rebuilt front wall, enclosing a pretty checked pathway leading to the property.

Buckingham Street offers an exciting opportunity to secure a fully renovated home sitting in this popular tucked away location.

TENURE;
Freehold

COUNCIL TAX BAND;
B

EPC BAND - C - please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0572-3051-9206-5775-1204>



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Living Room
12'50" x 10'0"
2x NEW uPVC double glazed windows to front, radiator

Dining Room
11'25" x 11'5"
Opening to kitchen, stairs to first floor, radiator, access to downstairs WC



Bedroom Two
12'2" x 13'5"
2x uPVC windows to front, radiator

Bedroom Three
11'10" x 8'6"
NEW uPVC window to the rear garden, radiator



Bathroom
8'10" x 7'3"
Obscure uPVC window to rear, extractor, towel rail, white modern three piece suite to include 'P' shaped bath, wash hand basin & WC

Bedroom One
17'4" x 8'7"
Floor to ceiling window, skylight & eaves storage



Downstairs WC
WC, wash hand basin

Kitchen
14'2" x 8'0"
uPVC french doors to the rear garden, uPVC window to garden, range of modern floor and wall units in gloss grey with contrasting solid oak worktops, integral fridge/ freezer, oven with electric hob & extractor and washing machine, spotlights recessed in to ceiling, radiator, gas combination boiler



Ensuite Shower room
Built in shower with tiled enclosure, WC & Wash hand basin, complete with skylight

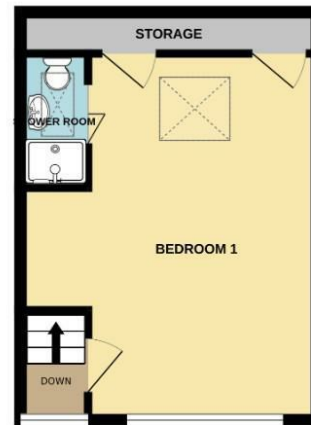
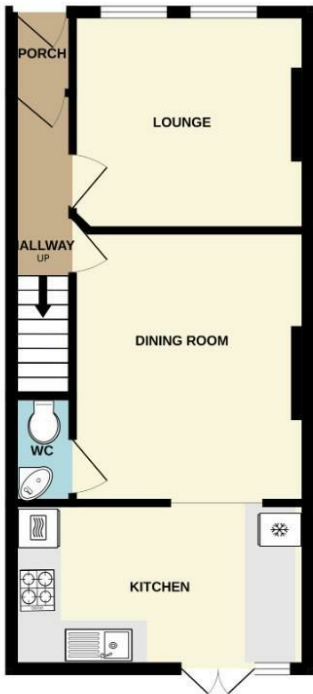
Outside

Front
Rebuilt front wall to the original design, space for bin/ bike store

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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			86
(69-80) C		69	
(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.



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