



Bedminster Road, , Bristol, BS3 5NY

- Beautifully presented
- extended
- Three piece bathroom & separate WC
- Three reception rooms
- 1930s Semi Detached
- Three bedrooms
- private rear garden
- Utility room
- Off Street Parking
- Superb Location

Offers In The Region Of £525,000

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Hunters are pleased to offer for sale this beautifully presented 1930s semi detached home sitting along Bedminster Road. Having been thoughtfully updated by the present vendors its sure to prove perfect for any family looking for a charming larger than average family home in the area.

To the ground floor, you are greeted by the handy entrance porch, which opens to the lovely and light hallway. The living space is open plan and affords a living area, which affords bifold doors to the dining area and even a family room sitting in the extension which overlooks the garden. The kitchen has been updated to include modern units, with built in appliances, there is also a handy utility room which sits to the rear.



Moving upstairs the landing is lovely and light and boasts access to the loft, there are two double bedrooms and single third. The bathroom offers a three piece suite to include a walk in shower & separate bath, there is also a separate WC. Outside the rear garden is incredibly private and well stocked, it faces west so makes the most of the afternoon and evening sun, there is also a single garage, and access to the front which boasts off street parking for three cars.

Bedminster Road is popular among families looking for a larger home within the area due to its access to local schools such as Victoria Park & Southville primary and access links, Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.



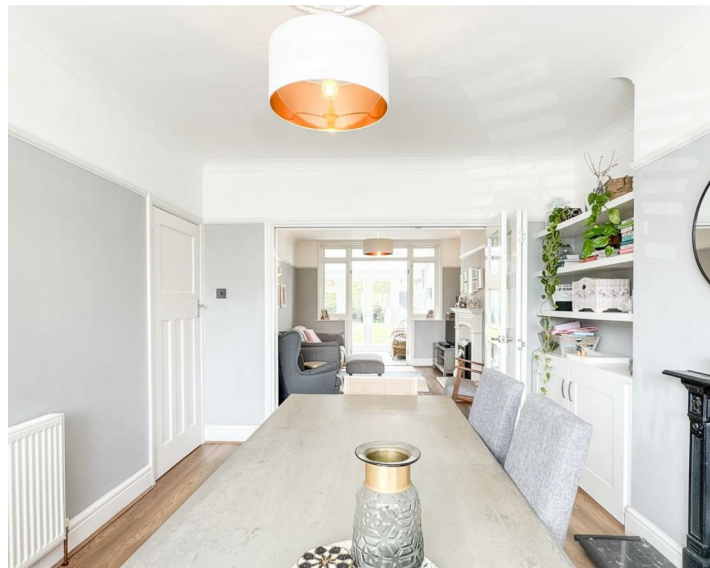
TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - TBC - A new EPC report has been ordered.



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living room
13'5" x 11'1"

family room
10'11" x 8'9"

utility room
8'2" x 6'0"

bedroom two
13'9" x 11'2"

bathroom
7'6" x 7'2"

dining room
13'9" x 11'1"

kitchen
10'7" x 7'3"

bedroom one
14'1" x 10'5"

bedroom three
8'11" x 7'2"



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.