



Thanet Road, Bedminster, Bristol, BS3 3HZ

- 1930s Terrace
- Large Garden
- Kitchen/ Diner
- Wood Burner
- Ideal For Families
- Off Street Parking
- Views Over Bristol
- Original Features
- Tucked Away Location

Offers In The Region Of £500,000

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Hunters are pleased to offer for sale this stunningly presented 1930s terraced home sitting on the outskirts of 'The Chessels' tucked away on Thanet Road.

Being offered in great condition throughout is sure to prove ideal for any first time buyer or upsizer looking for a property boasting original features thats ready to move in to. Internally there is a large living room which boasts a bay window with shutters, a wood burning stove, built in oak shelves and exposed wooden flooring. The kitchen / diner sits to the rear of the property and offers a 'shaker' style kitchen, complete with island. There is space for a plumbed in American fridge/freezer and range cooker. Bi-fold doors open onto an elevated rear patio to take in the breathtaking views, including Clifton suspension bridge and the Ashton Court estate.



Upstairs there are two double bedrooms, one of which offers built in wardrobes. The third room comfortably fits a single bed or provides space for a home office. The bathroom has been updated to offer a three piece suite complete with 'P' shaped bath and shower. The generous upstairs landing provides future potential for attic conversion.

The outside space on the property is exceptional. There is off street parking for two cars. The large rear garden faces west and includes an additional decked area to make the most of the city views.

Thanet Road sits on the outskirts of 'The Chessels' an area popular with first time buyer and young families. Family homes are a real rarity in this location, North Street sits just over half a mile away, whilst the pretty Greville Smyth Park is 0.8 miles away whilst those requiring train access is just over a mile 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/2411-1172-8100-4227-6981>



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living room
13'6" x 10'5"

bedroom one
13'6" x 12'3"

bedroom three
9'1" x 7'10"

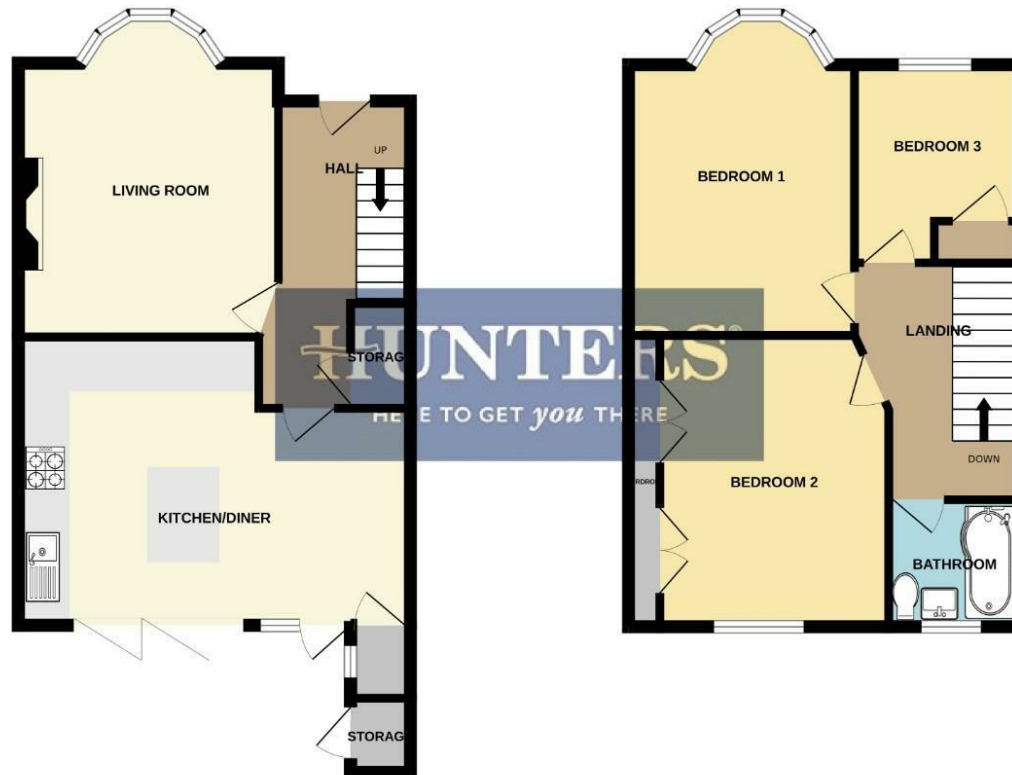
kitchen/ diner
17'10" x 11'9"

bedroom two
13'1" x 9'2" (to wardrobe)

bathroom
6'0" x 4'11"

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.2 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.