



## Marksbury Road, , Bristol, Somerset, BS3 5LD

- Stunning Condition
- Two Bathrooms
- Backing onto fields
- Separate Living Room
- Freehold
- No Onward Chain
- Three Double Bedrooms
- Contemporary Kitchen
- Popular Location
- EPC Band C

**Offers In The Region Of £385,000**





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We are thrilled to offer to the market this three bedroom, two bathroom end of terrace home sitting on the popular Marksbury Road, Bedminster. Having been thoroughly renovated by the present vendors over the past 5 years the property is sure to prove ideal for any first time buyer or couple looking for a 'turn key' home in this popular location.

Internally to the ground floor there is a large living room opening to the stunning kitchen, which is currently fitted with a contemporary style kitchen which offers built in appliances, superbly complimented by the exposed plaster walls. There are double doors to the conservatory, and neatly converted utility space with separate shower and WC.

Upstairs there are three bedrooms, all of which will currently fit double beds, the largest of which boasts a three piece ensuite shower room.



Outside to the front there is ample space for off street parking should it be required (subject to the necessary permissions), being an end of terrace there is side access to the rear garden which has been lovingly stocked with a variety of plants. The property boasts a view over Marksbury playing fields. Properties in this condition in this location are rare to the market, so please call Hunters to arrange a viewing.

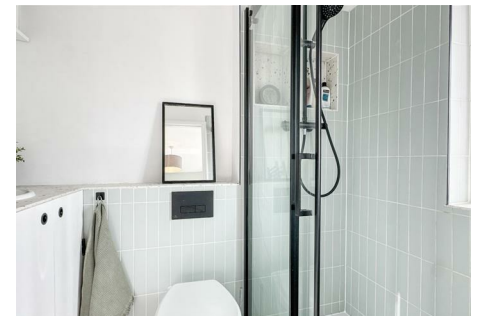
Marksbury Road sits in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Marksbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.



Council Tax Band  
B

EPC Band - C - Please see below full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2216-5510-2795-8451>

Tenure  
Freehold





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living room  
13'9" x 13'5"

bedroom one  
12'5" x 10'11"

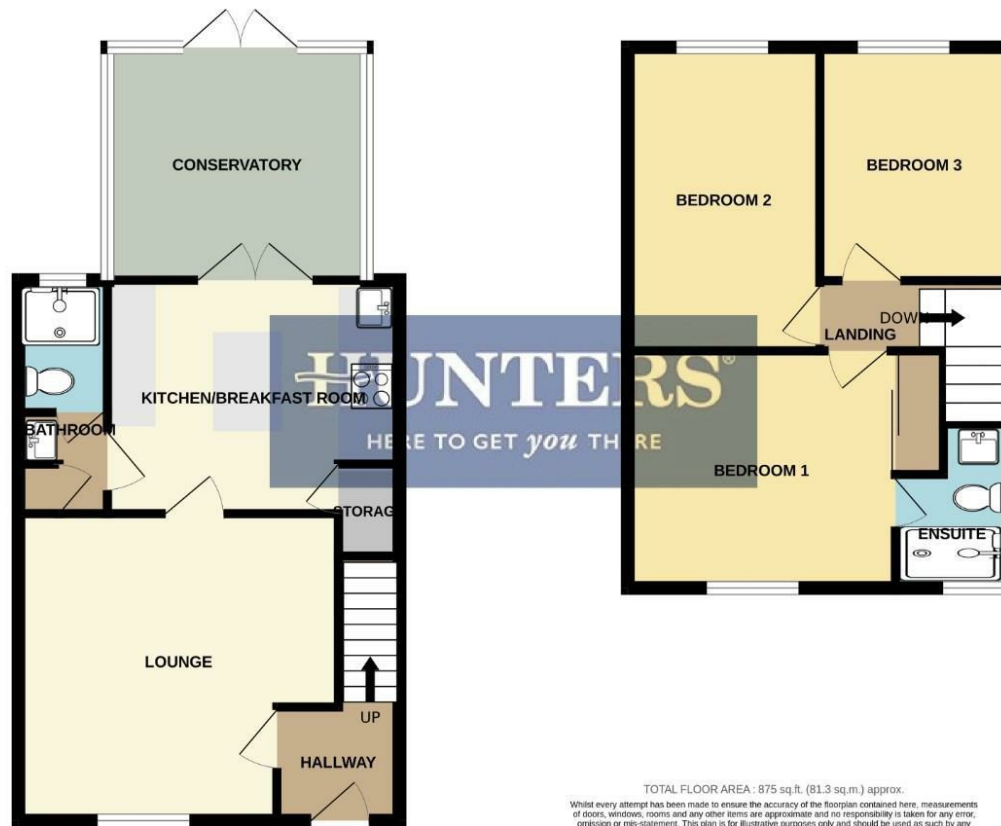
bedroom three  
8'2" x 9'8"

kitchen/ breakfast room  
12'5" x 10'5"

bedroom two  
8'2" x 13'1"

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



### Viewings

Please contact [bedminster@hunters.com](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.