



Aylesbury Crescent, , Bristol, BS3 5NN

- 6 Bedroom HMO
- Off street parking for two cars
- Would Suit family or investment
- Tucked away location
- 1930s end of terrace
- Versatile Accommodation
- Large floorplan

Offers In The Region Of £550,000



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Hunters are pleased to present this substantial (circa 115sq/m) 1930s home sitting on Aylesbury Crescent, Bedminster. Having just been bought up-to-date by the present vendors, its sure to prove perfect for an investor thanks to its HMO license, or growing family looking for a large, versatile home in this popular tucked away location.

Internally the ground floor affords a large living room which could be used as a sixth bedroom, this room boasts the bay window. There is a further reception room which spans the width of the property, this opens to the kitchen/ breakfast room which has just been updated to offer a 'shaker' style kitchen. There is a rear boot room opening to the rear garden and a three piece shower room finishing the downstairs.

Moving upstairs there are five bedrooms, four of which will comfortably fit double beds, whilst the fifth is an single, nursery or study. Finishing off the first floor there is a two piece shower room and separate WC, there is also loft access off the landing.

Outside, the rear garden is laid with patio, this also gives access to the single garage. To the side, there is off street parking for two cars, and access to a large garden area which is currently laid with lawn.

Aylesbury Crescent sits off Bedminster Road, Bedminster, the road is popular among families looking for a larger home within the area due to its access to local schools (Parson St School sits just 0.2 miles away) 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
D

EPC BAND - Band D - Please see below full EPC link;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2139-3006-9205-0899-6204>



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living room/ bedroom six
13'0" x 12'3"

kitchen/ breakfast room
12'4" x 9'11"

bedroom two
11'11" x 11'2"

bedroom four
9'10" x 8'11"

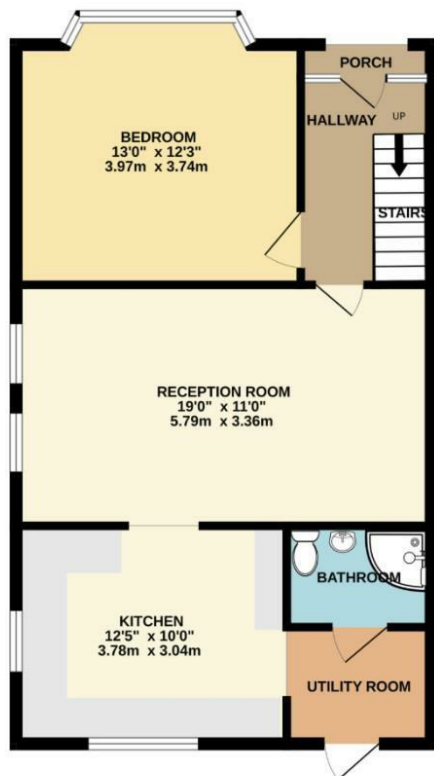
living room
18'11" x 11'0"

bedroom one
12'2" x 11'11"

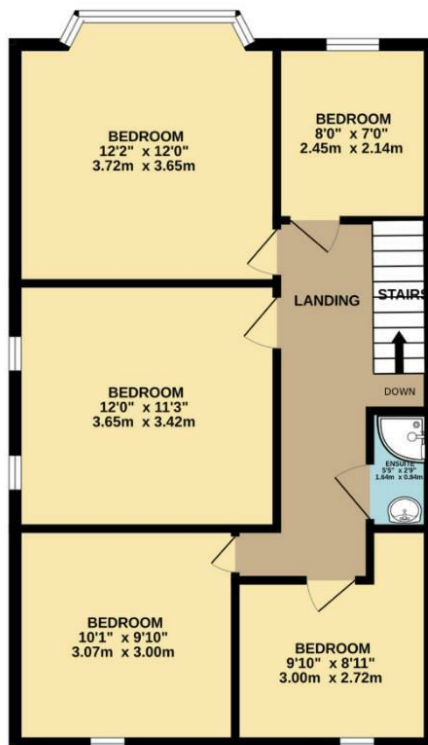
bedroom three
10'0" x 9'10"

bedroom five
8'0" x 7'0"

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.8 sq.m.) approx.
Made with Metropix 62025

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.