



## South Liberty Lane, , Bristol, BS3 2SY

- Three Bedrooms
- Rear Access
- No Chain
- Superb Location
- Leasehold
- Extended
- Large Garden
- Ideal For Families
- Rare To The Market

**Offers In Excess Of £300,000**



# South Liberty Lane, , Bristol, BS3 2SY

## DESCRIPTION

Hunters are pleased to offer for sale this substantial, extended three bedroom terrace home sitting in the popular 'Ashton Vale'. Whilst requiring modernisation throughout the property has been extended by the present vendor to offer flexible and spacious accommodation throughout.

Internally the ground floor affords a handy porch, which opens to the front sitting room, shower room and hallway. There is a second reception room which opens to the kitchen. Sitting in the rear extension is the the kitchen which overlooks the garden. Upstairs there are three double bedrooms. Outside the front offers ample space for off street parking (subject to the necessary consents) whilst the rear garden faces west and is incredibly well stocked, there is a also a large garage which is accessed by a private lane.

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

## TENURE

Leasehold

Lease term 999 years from 1938

Ground rent - £4.50 per annum.

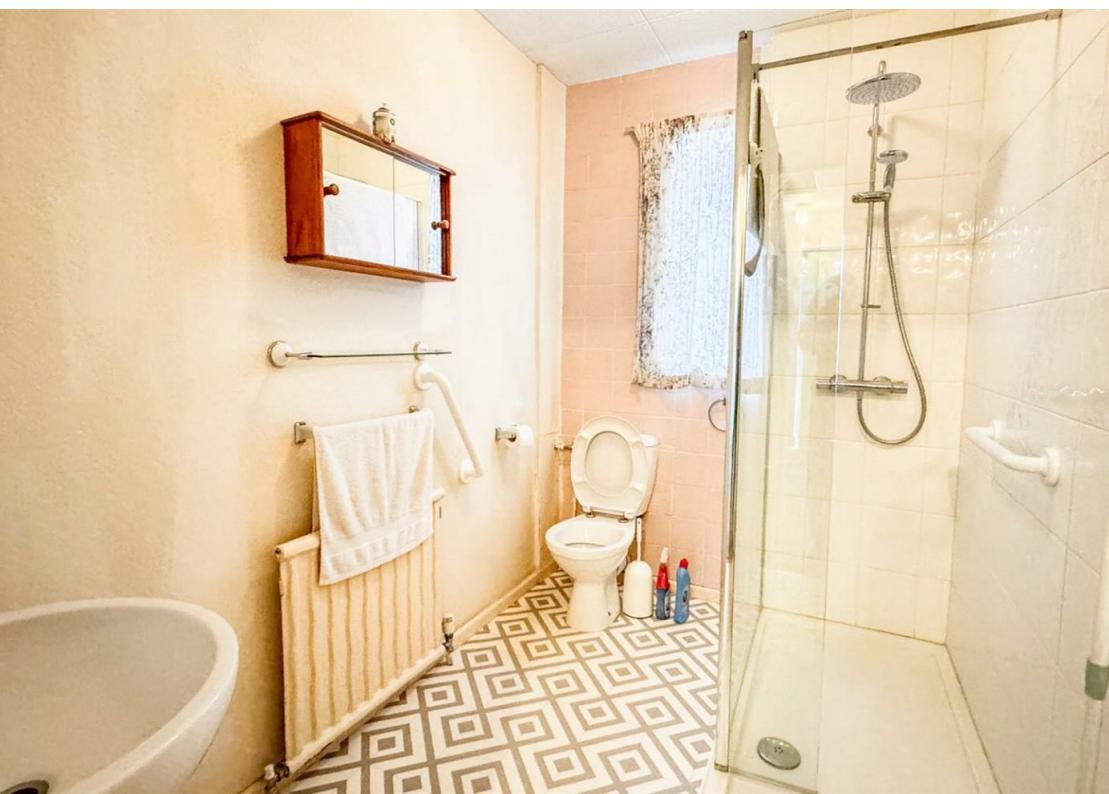
We understand the freehold can be purchased, for a cost of £950 inc administration fee (right as of 10/02/2025)

## COUNCIL TAX BAND

B

EPC BAND - TBC







TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C2025

### 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.



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