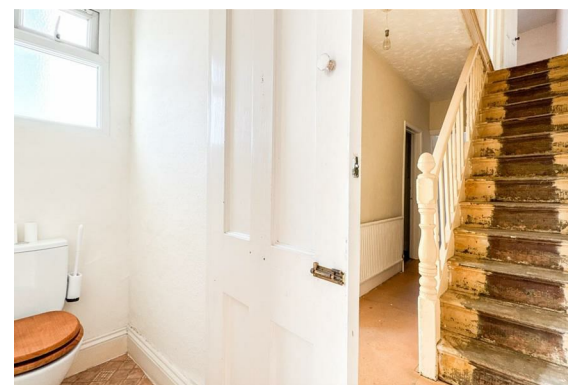




North Street, Bedminster, Bristol, BS3 1EY

- Superb Location
- Private Garden
- Gas Central Heating
- Long Lease
- No Chain
- Rare To Market
- Independent Access
- Three Bedrooms
- On North Street
- Low Running Costs

Offers In The Region Of £265,000



North Street, Bedminster, Bristol, BS3 1EY

DESCRIPTION

Hunters are pleased to present to the market this three bedroom maisonette sitting on North Street. Offered to the market with no onward chain its sure to prove popular for people wanting to make a property their own in this superb location.

Internally you access the maisonette through the kitchen, which offers a modern set of units and houses the Worcester gas combination boiler. There is a separate WC and two piece bathroom. The third bedroom/ study sits over looking the rear whilst the large living/ dining room overlooks North Street. Upstairs there are two double bedrooms whilst outside there is a private rear garden giving the maisonette independant access, a handy storage cupboard with the remainder being laid with stones.

North Street sits in the heart of Bedminster and is known across the city for its vast array of independant shops, bars and restaurants. There are numerous parks within walking distance whilst central Bristol & Temple Meads station both sit approximately 20 minute walk away.

AGENTS NOTE-

Please note the land next to 135 North Street has planning permission, but we understand there is no date for development as of yet, this should be checked by your legal representative.

TENURE

Leasehold

999 year lease from 2025

Ground rent - £50.00 per annum

Maintenance Charge - £600.00 per annum

EPC Band - D - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/1732-0020-0209-0510-1292>

COUNCIL TAX BAND - B

living room

16'7" x 16'6"

kitchen

8'0" x 8'2"

bedroom one

16'6" x 16'7"

bedroom two

13'2" x 12'4"

bedroom three/ study

8'2" x 8'0"





GROUND FLOOR

1ST FLOOR



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.
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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.