



Beckington Walk, , Bristol, BS3 5EA

- No Onward Chain
- Garage & Parking
- Superb Tucked Away Location
- uPVC Double Glazed
- EPC BAND - E
- 1930s Semi Detached
- Large Garden
- Ideal For Families
- Rare To The Market
- COUNCIL TAX BAND - C

Offers In Excess Of £450,000



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DESCRIPTION

Hunters are pleased to present for sale this tucked away 1930s home sitting on Beckington Walk, Knowle. Being offered to the market with no chain, and sitting on a great corner plot its sure to prove perfect for any family looking to make a house their own.

Internally the ground floor accommodation comprises of a front sitting room, whilst the dining room opens to the conservatory, which in turn overlooks the garden. The kitchen boasts a view of the rear garden and also affords side access. Upstairs there are three bedrooms, two of which will fit double beds, whilst the third is an ideal single/ nursery. The bathroom offers a three piece suite. The outside space of the property is substantial, and boasts off street parking for several vehicles and single garage. The rear is a private space, and offers a lawn area with raised patio area to boot.

Beckington Walk sits off Beckington Road, its a quiet cul-de-sac thats popular with families due to its proximity to local schools and access links. This particular home sits just a short walk to the pretty Victoria Park, whilst those requiring access links will find Temple Meads station under a 1.5 mile walk away.

TENURE

Leasehold

Term of lease - 999 year lease from 1934

Ground rent - £5 per annum

WE ARE ADVISED BY THE SELLER THAT THE LEASEHOLD CAN BE PURCHASED AND WE AWAIT A COST OF THIS.

COUNCIL TAX BAND

C

EPC BAND - E - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-3012-5040-7007-2001>

living room

13'2" x 12'4"

dining room

12'1" x 11'7"

conservatory

10'2" x 9'0"

kitchen

11'11" x 7'5"

bedroom one

12'1" x 10'5"

bedroom two

12'2" x 9'9"

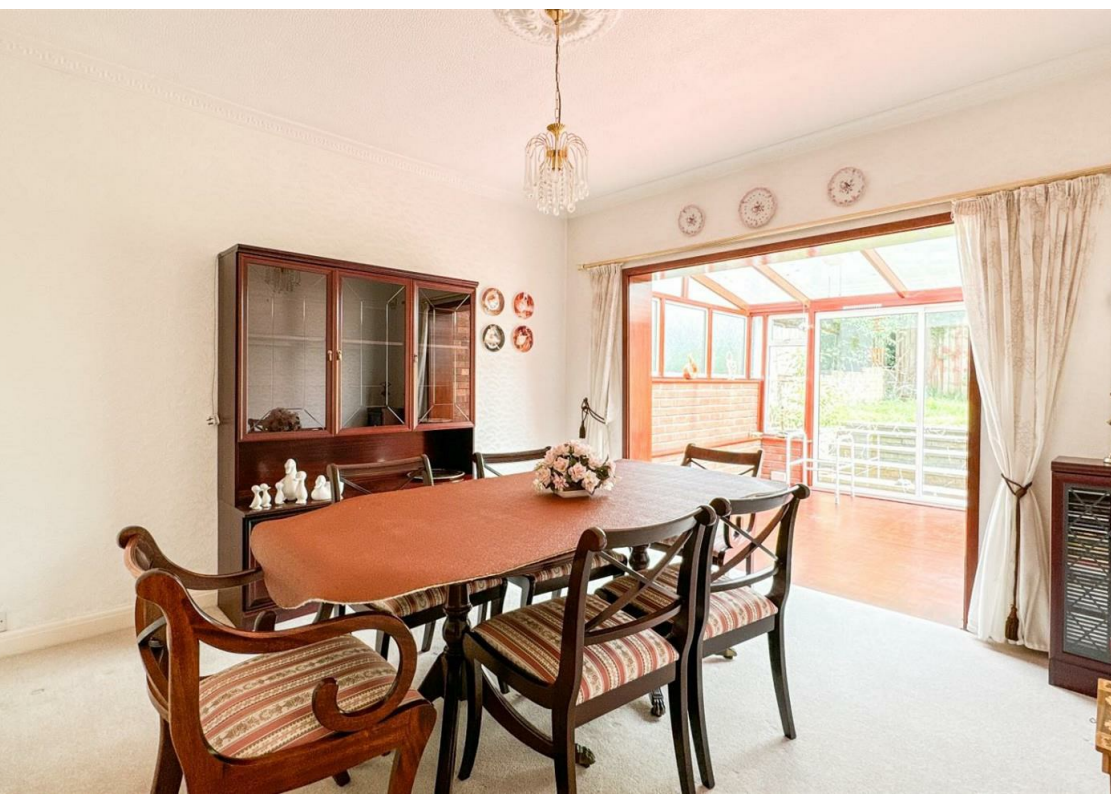
bedroom three

8'2" x 7'10"

bathroom

7'5" x 5'1"





GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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

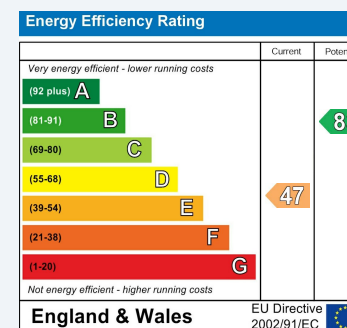
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.