



Somerset Terrace, , Bristol, BS3 4LL

- In need of modernisation
- Large Garden
- no onward chain
- Victoria Park a stones throw away
- upstairs bathroom + downstairs wet room
- Circa 1200sq ft
- Cellar + two reception rooms
- superb location
- Worcester Combination boiler

Guide Price £385,000



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DESCRIPTION

Hunters present to the market this substantial period home situated in the desirable Windmill Hill, a stones throw from the pretty Victoria Park. Offering spacious accommodation spanning over 1200sq ft its sure to prove perfect for a first time purchaser or family looking for a home to make their own in this popular spot.

Upon entering the property you are greeted by the entrance hall, which leads through to the living & dining rooms. There is access to the cellar off the hallway, which is currently an unused space. The rear lobby affords access to the wet room and the kitchen which offers an aspect over the rear garden. Upstairs there are two double bedrooms and three piece bathroom. Tucked away at the top of Somerset Terrace, the property boasts a large rear garden, which currently offers a patio area with the remainder laid with lawn.

Somerset Terrace sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE

Freehold

COUNCIL TAX BAND

B

EPC BAND - TBC

living room

11'10" x 11'1"

dining room

15'3" x 10'10"

kitchen

13'5" x 6'9"

cellar

12'9" x 10'8"

bedroom one

15'3" x 11'7"

bedroom two

11'7" x 11'1"

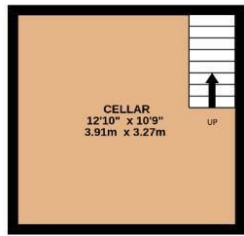
bathroom

10'4" x 7'5"





CELLAR
159 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.4 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

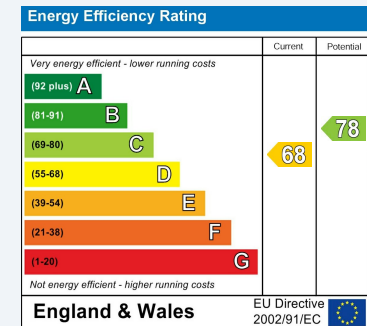
Please contact knowle.bristol@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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 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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