



Mansfield Street, Bedminster

£375,000

- **INTERACTIVE 3D TOUR**
- **Three Bedrooms**
- **Modern Kitchen**
- **Ground Floor Shower Room and Upstairs Bathroom**
- **Close to Parson Street Train Station**
- **Terrace Home**
- **Sitting Room & Separate Dining Room**
- **Utility Area**
- **Decked Rear Garden**
- **Energy Rating - D**

A well presented terraced home situated on a quiet, tucked away road in ever-popular Bedminster. The property boasts natural light throughout and comprises a bright sitting room, a separate dining room with an attractive tiled fireplace, a modern kitchen/breakfast room with integrated hob, oven and dishwasher, a useful utility and a shower room. Upstairs, there are three double bedrooms and a family bathroom. Outside, there is an enclosed rear garden which is predominantly decked, and a small front courtyard to the front. The property would make an ideal first time purchase or 'next-step' home for the growing family, as it is ideally situated for Parson Street Primary School. In addition, the property is within easy walking distance to the vibrant North Street, where you can find many eateries including The Tobacco Factory, the popular Souk Kitchen, The Old Bookshop as well as many highly regarded cafes. You're a forty minute walk from all Bristol City has to offer and a half hour walk from the exciting harbourside development of Wapping Wharf and the harbourside itself with its boat trips and many water-facing bars and restaurants. For commuters, Parson Street Station is literally a 3 minute walk whilst Bristol's main station, Temple Meads, is just over 2 miles away by either car or bike. The property is offered with no onward chain and an early appointment to view is recommended to fully appreciate & secure.

Sitting Room 12'0" into recess x 11'0" (3.67 into recess x 3.36)

Dining Room 10'4" x 9'9" into recess (3.16 x 2.99 into recess)

Kitchen 11'0" x 8'9" (3.36 x 2.68)

Utility

Ground Floor Shower Room 5'9" x 4'2" (1.76 x 1.29)

Bedroom One 10'5" x 8'9" (3.20 x 2.68)

Bedroom Two 10'5" x 9'10" into recess (3.18 x 3.00 into recess)

Bedroom Three 10'11" x 9'6" into recess (3.35 x 2.92 into recess)

Bathroom 7'10" x 5'8" (2.41 x 1.75)

Tenure - Freehold

Council Tax Band - A















