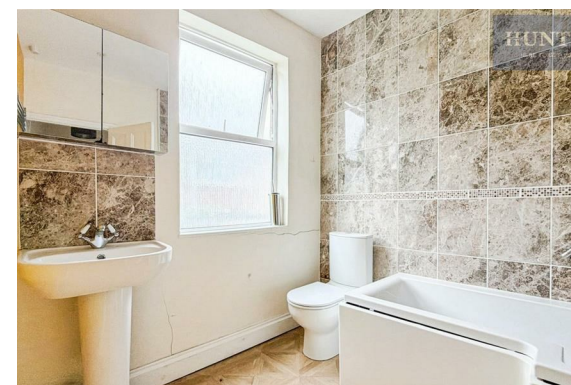
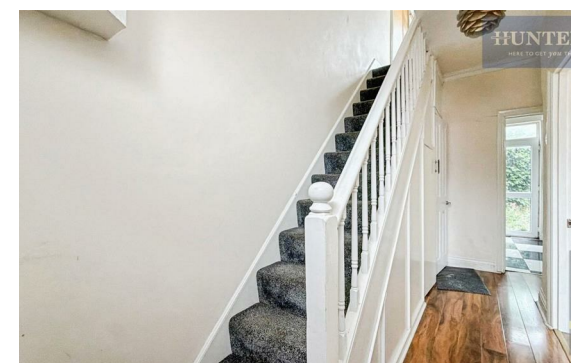




Braunton Road, Bedminster, Bristol, BS3 3AA

- Requires Modernisation
- Popular Road
- Gas Central Heating
- Upstairs Bathroom
- Private Garden
- No onward chain
- Just off North Street
- Combination Boiler
- Study
- Open Plan Living

Asking Price £335,000



Braunton Road, Bedminster, Bristol, BS3 3AA

DESCRIPTION

Hunters are pleased to offer for sale this superbly positioned two bedroom (& study) victorian home sitting on Braunton Road, Bedminster. Offered to the market with no onward chain the property is sure to prove a perfect opportunity for any purchaser looking for a property that requires modernisation that they can make their own.

To the ground floor, the property offers an entrance hall with handy under stairs cupboard, whilst the remainder of the downstairs has been opened up to offer a lovely open place space boasting a dual aspect. Upstairs there are two double bedrooms, with the third room an ideal study/ nursery, there is also a three piece bathroom and access to the loft. The rear garden is a private space, and whilst requiring updating is a good size offering an external store to boot.

Braunton Road sits just off North Street, which is known for its vast array of independent shops, bars & restaurants. It's an area popular with first time buyers and young families due to its proximity to a variety of access links & local schooling.

TENURE

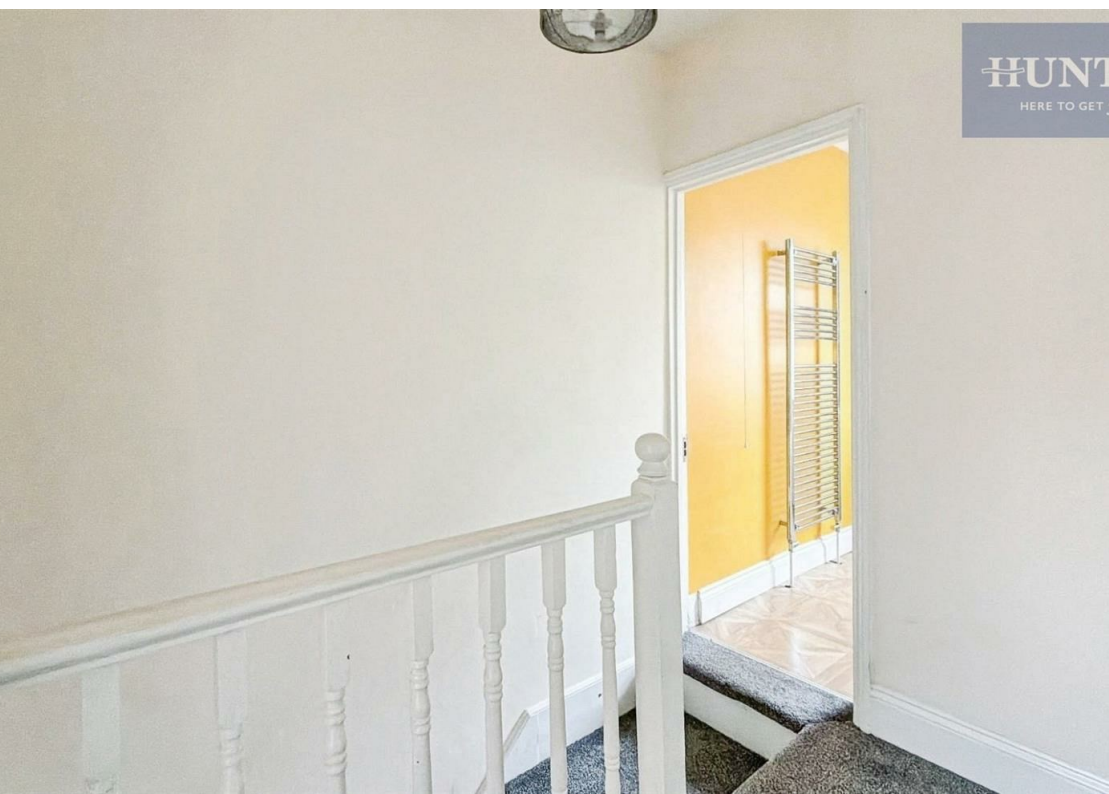
Freehold

COUNCIL TAX BAND

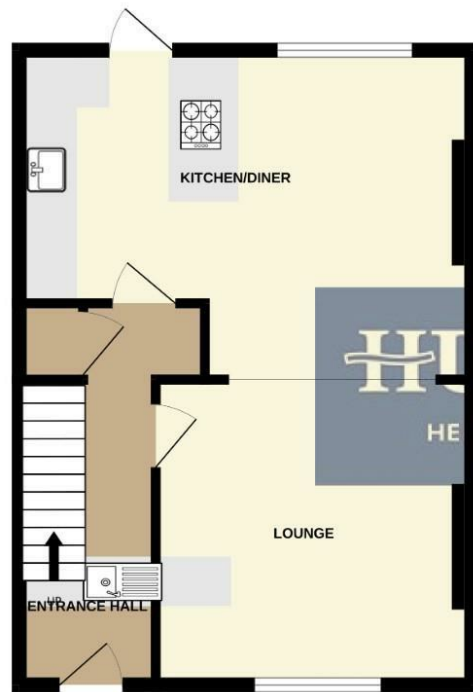
B

EPC BAND - TBC - a new EPC report has been ordered.





GROUND FLOOR



1ST FLOOR



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.

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.