







Highbury Road, , Bedminster, BS3 5NS

- Three Bedrooms
- Large Garden
- Victorian Charm
- Freehold
- Upstairs Bathroom
- Substantial Kitchen/ Dining Space
- Downstairs WC
- Bay Fronted

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HERE TO GET *you* THERE

£435,000

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Hunters are thrilled to present for sale this substantial (circa 111 sq/m) three bedroom home on Highbury Road, Bedminster. Having been cherished by the present vendors for the last few years its sure to prove perfect for a first time buyer or growing family.

Internally the property boasts a beautiful open plan living space, with downstairs WC & storage under the stairs. The kitchen sits to the rear overlooking the garden and offers a modern set of units with island. To the first floor, there are three bedrooms, two of which will fit double beds whilst the smallest is an ideal nursery or study, the bathroom has been updated to include a three piece suite with decorative tiling throughout.

The rear garden is a private space and has updated with a large decked area directly off the bifolding doors, it faces west making most of the afternoon and evening sun.

TENURE-
Freehold

COUNCIL TAX BAND-
B

EPC BAND- C - Please see below link for full report;
https://find-energy-certificate.service.gov.uk/energy-certificate/6500-7020-3009-0185-0206









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Viewings

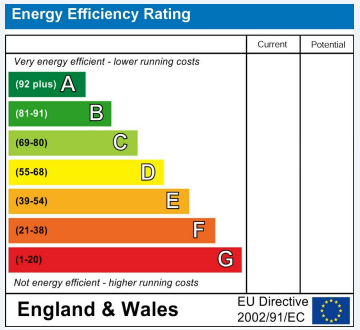
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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