



Marksbury Road, , Bristol, BS3 5LF

- Completely Refurbished
- Downstairs WC
- Large Landscaped Garden
- 0.1 Mile From Marksbury Open Space
- 0.9 Miles From Victoria Park
- New Kitchen & Bathrooms
- No Chain
- Off Street Parking
- 0.7 Miles From North Street
- 1.6 Miles To Temple Meads

£425,000



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We are pleased to present for sale this recently refurbished three bedroom home sitting along the top of Marksbury Road, Bedminster. Having just been completed by the present vendors the property is sure to prove ideal for any couple or family looking for a high specification refurbished property in this popular location.

Internally you are greeted by the large open plan kitchen/ dining room, which has been fitted with a contemporary kitchen suite with contrasting wood effect worktops. The appliances are built in and there is a dual aspect with french doors leading to the garden, there is also a neatly tucked away WC. The living space boasts a view over the front & rear of the property. Upstairs there are three double bedrooms, and newly installed three piece bathroom which has been neatly positioned off the landing.

Outside the rear garden faces west and is extremely private, there is a large decked area with the remainder being laid with lawn and raised bed to the rear. To the front the kerb has been dropped to boast off street parking for two cars, there is also gated side access.

AGENTS NOTE;

The property has been extensively refurbished to a high standard, to include new uPVC double glazing throughout, new central heating & fully re-wired electrics. The walls have all been re-plastered and painted, there is also new carpet and floor laid throughout the property.

Marksbury Road sits in Bedminster, an area popular with families and first time buyers alike. There are a couple of well regarded schools within a stones throw of the property whilst the large Marksbury Road open space is just 100 yards away. For those requiring train links Parson Street station sits 500 yards away whilst Temple Meads is a little over 1.6 miles away.

TENURE

Freehold

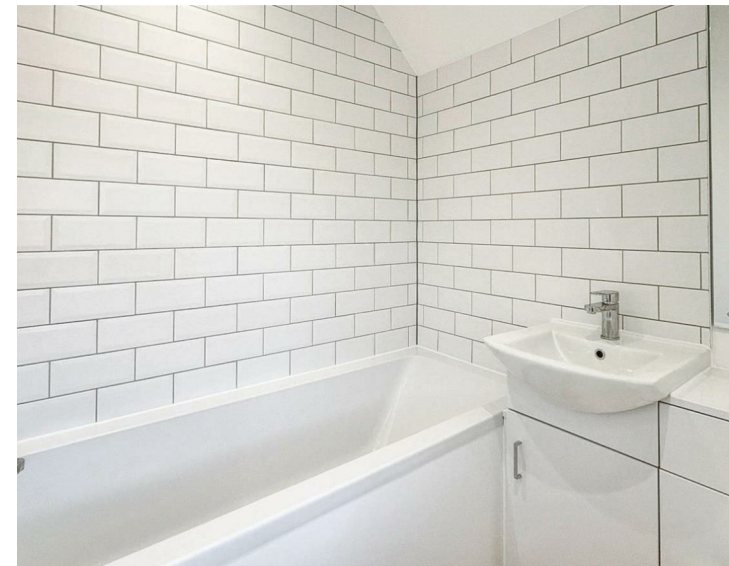
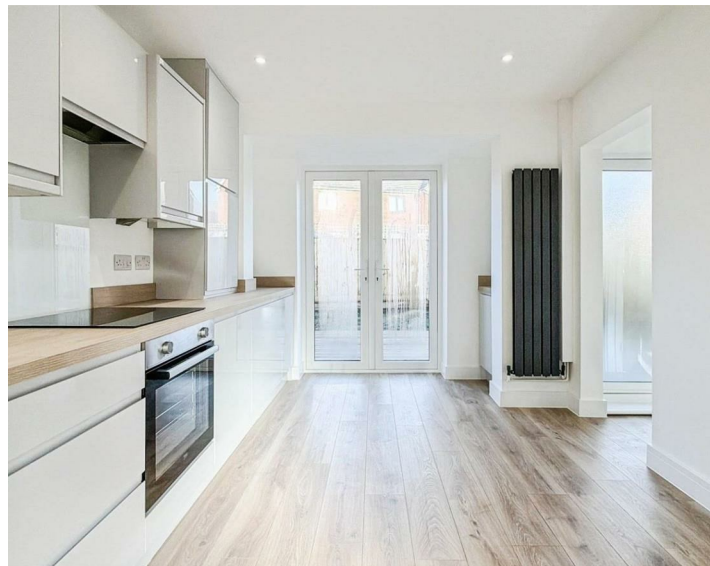
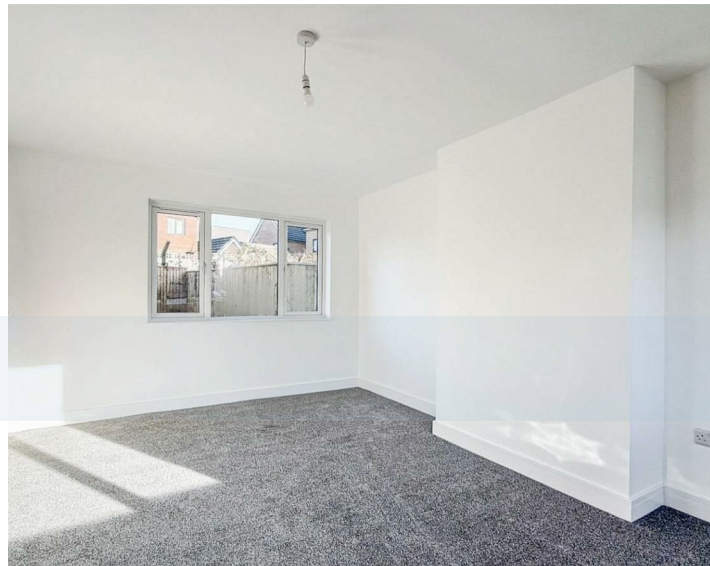
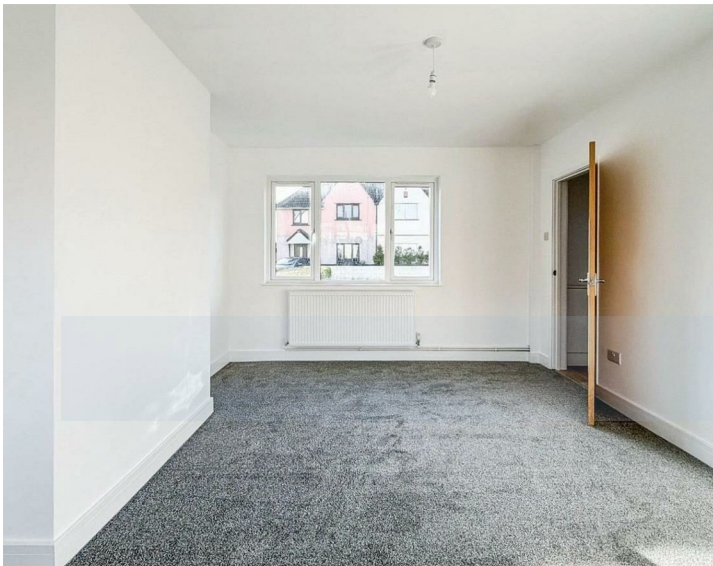
COUNCIL TAX BAND

B

EPC BAND - TBC - A New EPC Has been ordered.



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living room
16'10" x 11'4"
kitchen/ Diner
13'3" x 16'5"

bedroom one
12'7" x 10'5"
bedroom two
11'3" x 11'10"

bedroom three
8'3" x 7'10"

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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 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.