



Argus Road, , Bristol, BS3 3NY

- Three Bedrooms
- Stunning Condition Throughout
- Complete Chain!
- Double Bay Fronted
- Open Plan Living
- Tucked Away Location
- Renovated
- Freehold
- Gas Combination Boiler
- Four Piece Bathroom

Offers In Excess Of £450,000

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Hunters present for sale this beautifully presented three bedroom double bay fronted victorian home sitting tucked away on the popular street of Argus Road. Having been lovingly updated by our present vendors the property is sure to prove ideal for anyone wanting a charming victorian home that also has the benefit of a complete chain.

Upon entering the property, you are greeted by the entrance hall which opens to the living/dining space. This room is a lovely and light space thanks to its dual aspect and is complimented by parquet flooring and an under stairs cupboard. The kitchen has been updated to offer a contemporary space, complete with built in appliances and tiled splash backs. The bathroom too has been updated, it sits to the rear and boasts a stunning four piece suite, complete with walk in shower and separate bath, finished with pretty decorative tiling.



Upstairs there are three double bedrooms with the largest boasting the bay window and built in wardrobes. There is access to the loft via the retractable ladder which has been partly boarded. The rear garden offers a raised decked area with the remainder being laid with artificial lawn.

Argus Road sits on the edge of the popular 'Chessels' it sits a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/5400-0565-0922-0209-3773>



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living room
13'3" x 10'9"

kitchen
10'10" x 8'2"

bedroom one
14'0" x 13'3"

bedroom three
10'10" x 8'2"

dining room
11'6" x 11'4"

bathroom
8'2" x 7'11"

bedroom two
11'5" x 8'6"

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 misstatement. 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.



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