



## Highbury Road, Bedminster, Bristol, BS3 5NS

- HMO License for 4 bedrooms
- Freehold
- Requires Modernisation
- uPVC Double Glazed
- No Onward Chain
- Victorian Terrace
- Large Garden
- Tucked Away Location
- Gas Central Heating

**£325,000**



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## DESCRIPTION

Hunters are pleased to offer for sale this four bedroom victorian terrace home sitting on Highbury Road, Bedminster. Currently incorporated as a 4 bedroom HMO the property is sure to prove perfect as either a rental prospect or first time purchase.

Internally the ground floor offers a front sitting room, making use of the bay window. The large dining room affords a view over the garden whilst the kitchen & bathroom sit to the rear of the property. Upstairs there are three double bedrooms, the larger of which spans the width of the property itself. Internally there is scope for further development if required (subject to the necessary permissions) by the way of the loft room or return kitchen extension should either be required. The garden is a large space, and whilst requiring work offers a great opportunity to make your own.

TENURE-  
Freehold

COUNCIL TAX BAND-  
B

EPC BAND- E - Please see below link for full report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9028-0047-7282-4608-1900>

living room (bedroom 4)  
12'7" x 10'11"

dining room  
13'11" x 12'8"

kitchen  
11'1" x 8'0"

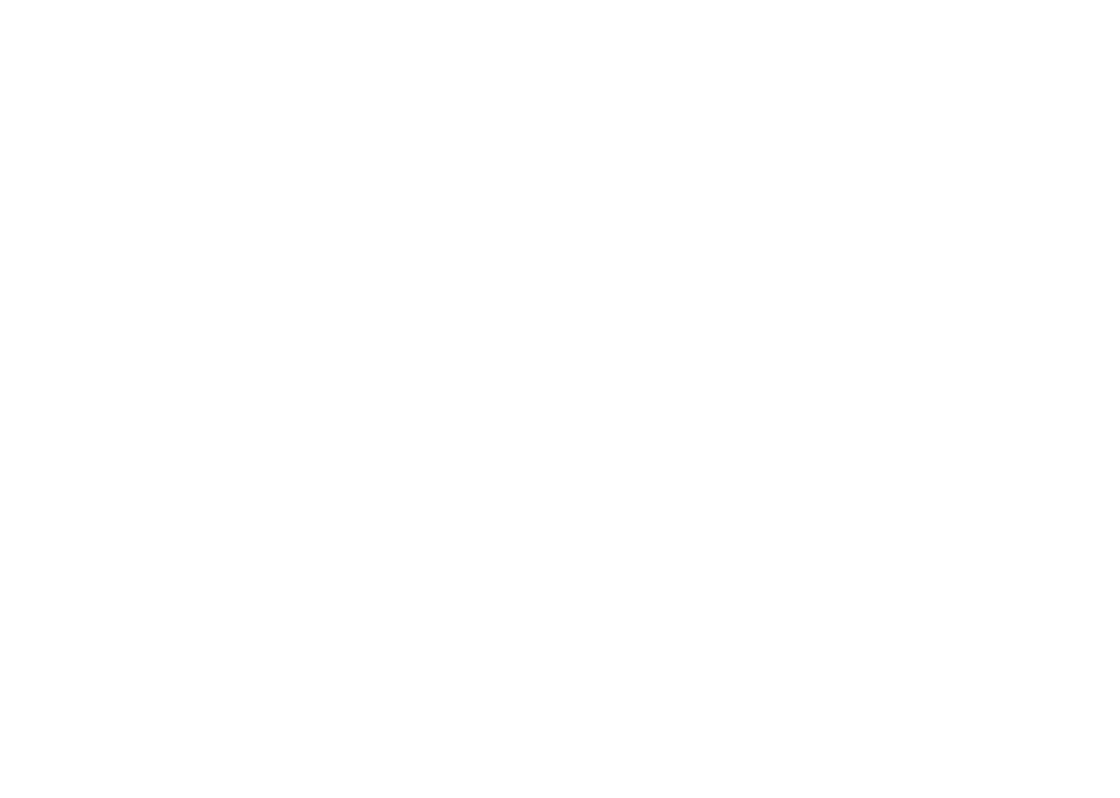
bathroom  
8'0" x 4'9"

bedroom one  
13'11" x 10'11"

bedroom two  
12'8" x 7'4"

bedroom three  
15'10" x 8'0"





GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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.  
Made with Metagix 02023

### Viewings

Please contact [bedminster@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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