



Parson Street, , Bristol, BS3 5PU

- Complete Chain!
- Large Gardens
- Freehold
- 3 Double Bedrooms
- Well Presented Throughout
- Substantial Corner Plot
- Gas Central Heating
- 2x Outbuildings
- Off Street Parking
- Convenient Location

Asking Price £485,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters are pleased to offer for sale this well proportioned three bedroom/ two reception detached bungalow in Bedminster. Being offered to the market for the first time in over 50 years its sure to have a broad appeal given its substantial plot and unique layout.

Internally the property offers a light and airy living room thanks to the bay window, the open plan kitchen/ dining room sits overlooking the rear garden and opens to the patio. There are three bedrooms, all of which will fit double beds, the master offers a bay window whilst the third is currently being utilised as a sitting room, thanks to its french doors to the rear garden. The three piece bathroom and airing cupboard finish off the internal accommodation.

Outside the bungalow sits on a substantial corner plot, a real rarity for the area. Currently there are two outside stores, and large patio area with the remainder being laid with lawn. There is a tucked away seating area and ample space for off street parking for several vehicles to the side behind gates.

The property is offered with a complete chain and offers a rare opportunity to secure a unique property on a substantial corner plot, and could possible be extended or developed further (subject to the necessary permissions), therefore please call to arrange an internal viewing appointment.

Parson Street sits on the outskirts of Bedminster, an area popular among families looking for properties close access links and local schools (Parson St School sits just 0.1 miles away) Parson Street station is just 0.1 mile away whilst bus links are dotted all along West Street, just a 0.2 mile walk away.

Tenure - Freehold

Council Tax Band - D

EPC Band - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8173-7024-5950-9197-5992>



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living room
12'7" x 12'3"

dining area
12'11" x 6'3"

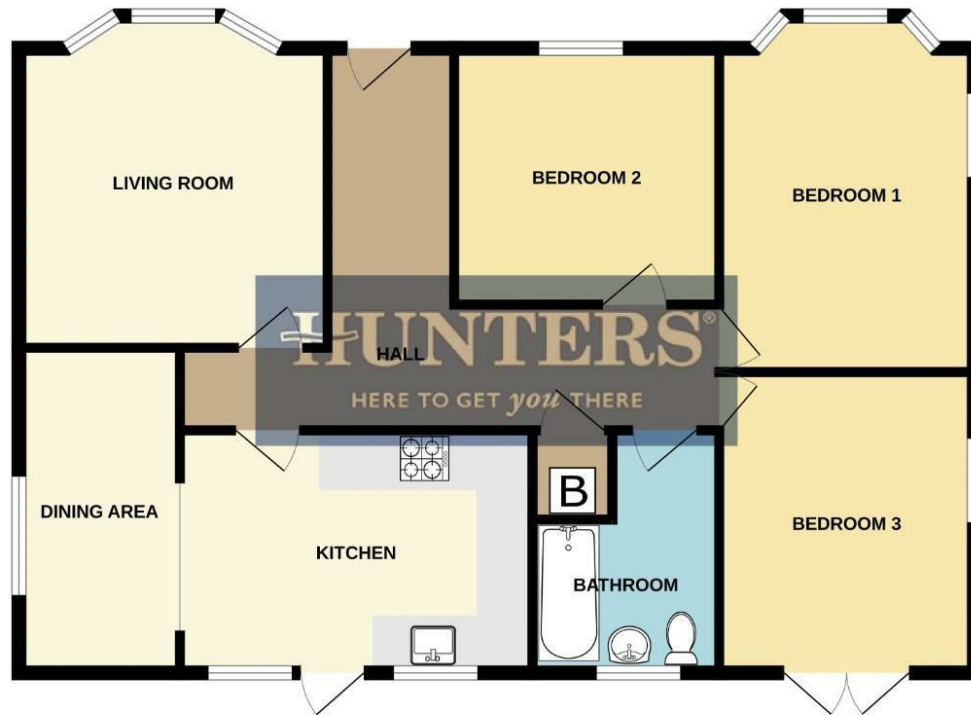
bedroom two
10'2" x 8'9"

kitchen
13'9" x 9'6"

bedroom one
14'9" x 11'7"

bedroom three
11'3" x 10'3"

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.