



Lynton Road, Bedminster, Bristol, BS3 5LX

- Three Bedrooms
- Open Plan
- Off Street Parking
- Popular Location
- Upstairs Bathroom & Downstairs WC
- Large Garden
- Renovated
- Close To Amenities

Asking Price £385,000

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Hunters are pleased to present this recently renovated three bedroom terrace home sitting a short stroll from Victoria Park. Having been updated by the present vendors its sure to prove perfect for any couple looking for a well presented home in this popular spot close to schools & amenities.

Upon entering you are greeted by the entrance hall, the living room is a great space that opens to the kitchen/ diner. The kitchen has been fitted with modern units and the sellers have installed a WC neatly tucked under the stairs.

Upstairs there are three bedrooms which have been reconfigured to incorporated a four piece bathroom with separate walk in shower and airing cupboard. Outside the rear garden boasts a large patio area, with steps down to the lawn area, there is side access via a secure lane whilst the front offers off street parking for one car.

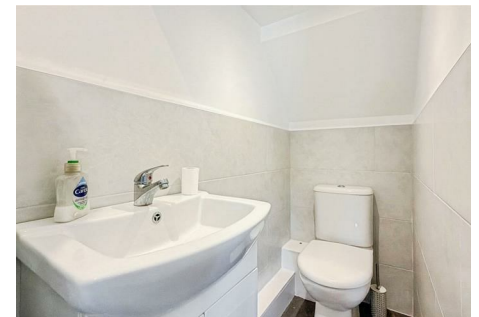
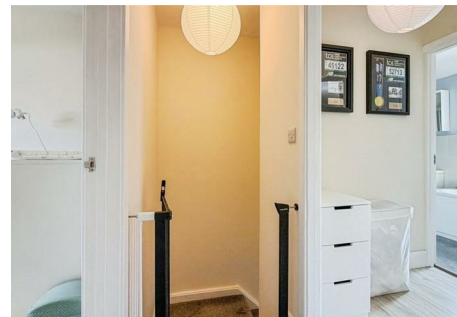
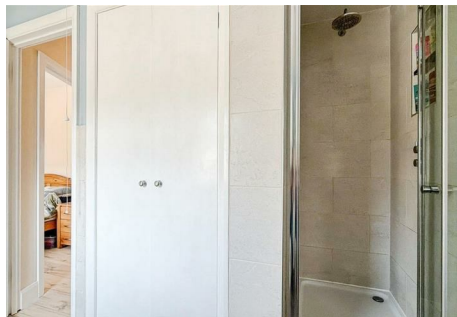


TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - C _ please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2211-9616-6220-9654-1126>

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living room
13'6" x 12'5"

bedroom one
13'7" x 8'8"

bedroom three
9'10" x 8'8"

kitchen/ diner
17'0" x 10'2"

bedroom two
10'9" x 10'2"

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 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.