

estate agents **auctioneers**



91 Marksbury Road, Bedminster, Bristol, BS3 5LA

£375,000

A well proportioned end of terrace home with driveway and impressive rear garden.

- End of terrace
- Three Bedrooms
- Open Plan Lounge with wood burner
- Fitted Kitchen
- Driveway
- Rear Garden
- Gas Central Heating
- No Chain

### The Property

This well-presented three-bedroom semi-detached home offers generous living space in the ever-popular area of Bedminster, making it an excellent choice for families and first-time buyers alike. The ground floor features a spacious reception room, thoughtfully arranged to accommodate both comfortable living and dining areas. A charming log burner creates a warm focal point, complemented by attractive wooden floorboards that add character throughout. To the rear, the well-appointed kitchen provides ample storage with sleek white base units and striking black worktops, along with generous preparation space. There is room for a dishwasher, electric hob and oven with extractor fan, and a freestanding fridge freezer. A separate utility room offers additional practicality and provides direct access to the garden. The fully tiled bathroom is fitted with a modern white three-piece suite comprising a WC, wash basin, and bath with electric shower over. Upstairs, the property continues to impress with three well-proportioned double bedrooms, one of which benefits from a fully fitted wardrobe, offering excellent storage solutions. Externally, the home enjoys a driveway to the front, providing convenient off-street parking. To the rear, a particularly large tiered garden offers a generous terrace ideal for al fresco dining and entertaining, followed by two further areas laid with artificial lawn for ease of maintenance. Offering space, comfort and versatility in a sought-after location, this property represents a wonderful opportunity for those looking to establish a long-term family home.

### Location

Located in Bedminster a short walk from the vibrant and exciting East Street, known for its abundance of street art and great selection of nearby restaurants, bars and independent shops. Surrounding green areas such as Victoria Park provide great local dog walks and enjoyable scenery to run & Exercise. Additionally, thriving areas such as the Harbour, Wapping Wharf, and City Centre are just moments away.

### Other Information

Freehold.

Council Tax: B

### Please Note

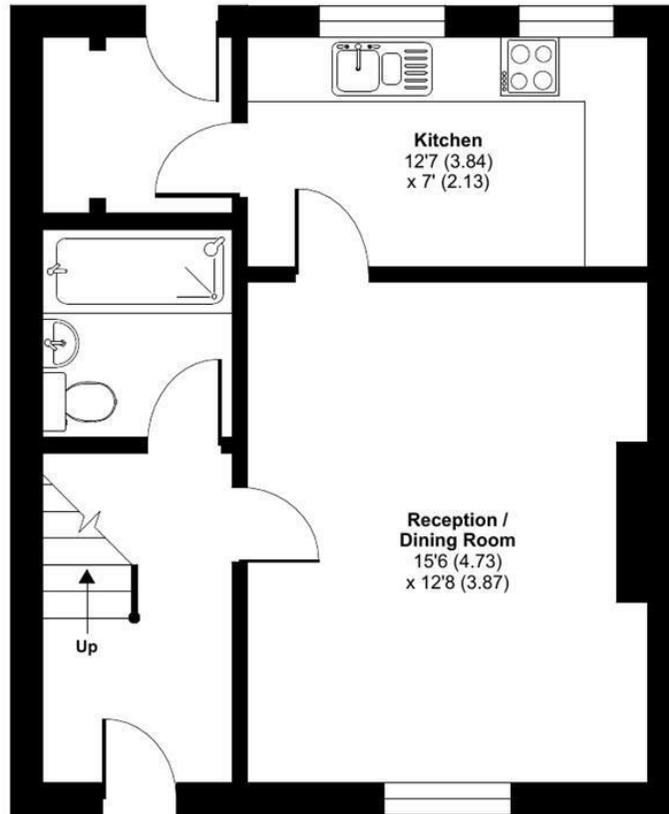
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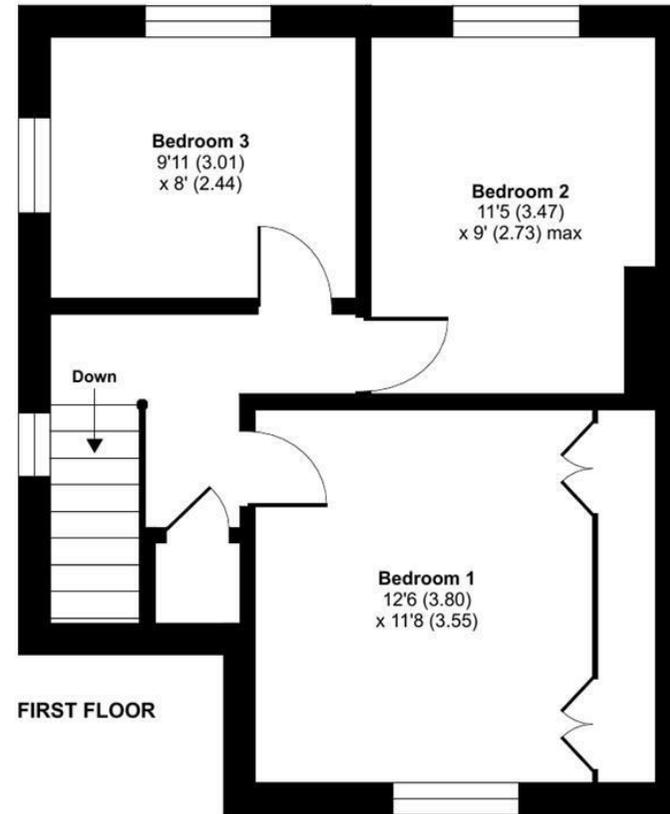
# Marksbury Road, Bedminster, Bristol, BS3

Approximate Area = 861 sq ft / 80 sq m

For identification only - Not to scale



GROUND FLOOR



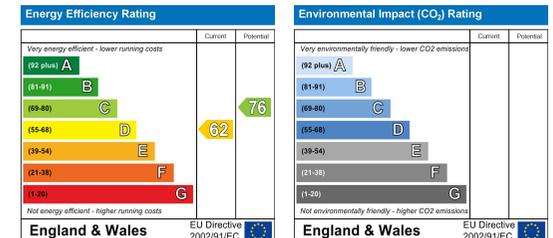
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