



## Brendon Road, , Bristol, BS3 4PL

- 1930s Terrace Home
- Council Tax Band B
- Charming Features
- Light & Airy throughout
- Freehold
- Superb, Tucked Away Location
- Boarded Loft with ladder
- Exposed Wooden Flooring
- Gas Central Heating

£435,000

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We are pleased to present this charming & characterful 1930s home sitting near the top of Brendon Road, Windmill Hill. Sitting just a 0.4 mile walk to the popular Victoria Park its sure to prove perfect for a first time buyer or family looking for a home in lovely condition in this popular spot. Internally to the ground floor the property offers a large entrance hall, which opens to the living room, which boasts a bay window. The kitchen/ diner sits to the rear of the property overlooking the garden, its been opened up to offer ample space for a dining table and breakfast bar.

Moving upstairs, there are three bedrooms, two of which will fit double beds, the master overlooks the rear garden and offers built in wardrobes. The bathroom offers a three piece suite with decorative tiling throughout, whilst the landing affords loft access (which is currently boarded with pull-down ladder). Perhaps the standout feature is the garden, which is south-easterly facing, there is a large raised decked area off the kitchen whilst the lower level of the garden is laid with lawn with established borders, a shed and a further hard-standing seating area.

The property is sure to prove perfect for anyone looking for a charming & characterful home in this tucked away location. Please call Hunters Bedminster for further information and to arrange an internal viewing appointment.

## TENURE

Freehold

## COUNCIL TAX BAND

B

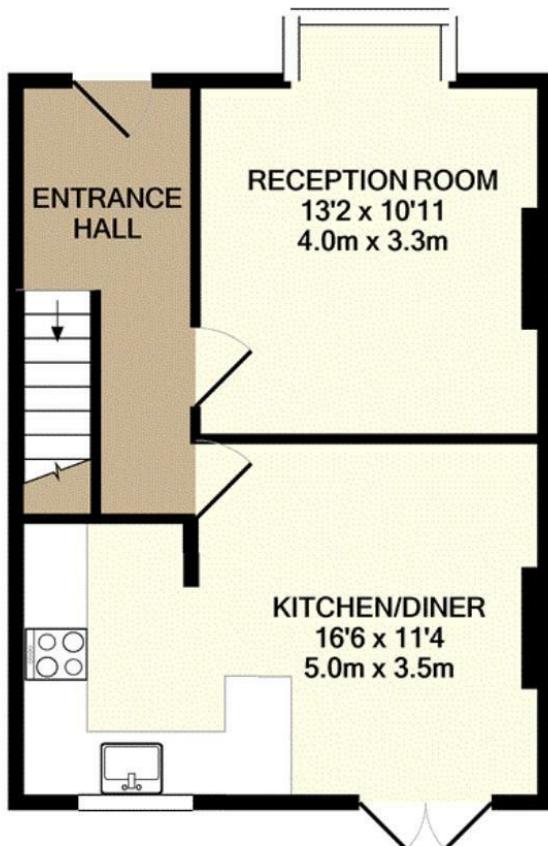
## EPC BAND - D - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2518-8086-7224-3555-6994>

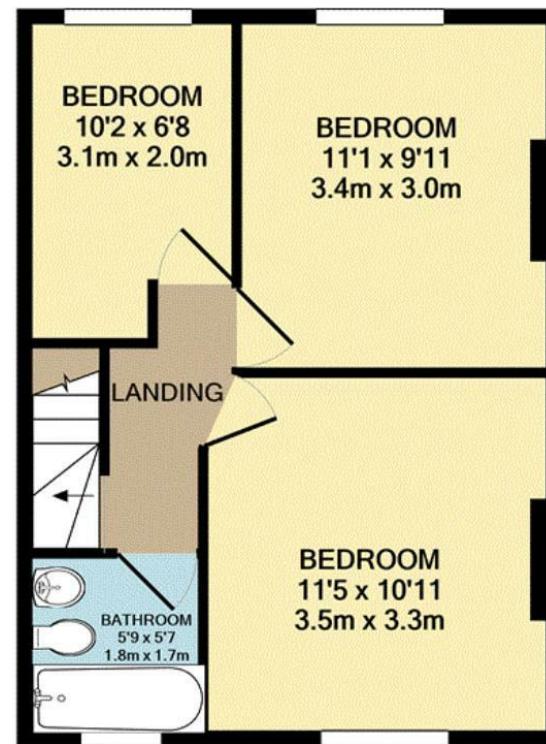


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GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

### Viewings

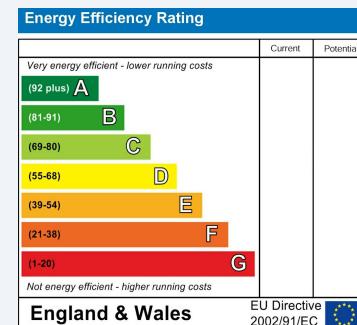
Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.