



Argus Road, , Bristol, BS3 3PA

- Stunning condition
- Sunny Garden
- Tucked Away Location
- Three Bedrooms
- Exposed Wood Flooring
- Original features
- Double Bay Fronted
- Ensuite Shower Room
- Shaker Kitchen
- Wood burning Stove

Offers In The Region Of £475,000

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Hunters present for sale this stunning and immaculate three bedroom, two bathroom victorian home sitting tucked away on the popular street of Argus Road. Having been thoroughly updated by our present vendors the property is sure to prove perfect for anyone wanting a charming home in this tucked away spot.

Upon entering the property, you are greeted by the entrance hall, which boasts exposed wood flooring. The living/dining room is a lovely and light space thanks to its dual aspect there are also two feature fireplaces. The kitchen has been updated to offer a pretty 'Shaker' style kitchen with contrasting wood worktops & Belfast sink, there is also a handy utility area. The bathroom sits to the rear and offers a victorian style three piece suite with pretty decorative tiling.



Upstairs there are three double bedrooms with the largest boasting the bay window and three piece ensuite shower room, there is access to the loft via the retractable ladder. The rear garden offers a patio area with the remainder being laid with stones and affords ample space for a seating area and planters.

Argus Road sits on the edge of the popular 'Chessells' it sits a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE
FREEHOLD

COUNCIL TAX BAND
B

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



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lounge
13'3" x 10'10"

dining room
12'5" x 10'2"

kitchen
10'2" x 7'9"

bathroom
7'9" x 5'6"

bedroom one
13'3" x 13'1"

bedroom two
10'2" x 9'8"

bedroom three
9'8" x 7'9"



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.