







Bedminster Road, , Bristol, BS3 5PE

- 1930s Semi Detached
- Large South Facing Garden
- Off Street Parking
- Open Plan Living Space
- Gas Central Heating
- No Onward Chain
- Popular Family Spot
- Close To Central Bedminster
- Bi-Folding Doors To Garden
- uPVC Double Glazed

Offers In The Region Of £450,000

HUNTERS®
HERE TO GET *you* THERE

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We are proud to offer to the market this superbly positioned 1930s three bedroom semi-detached home on Bedminster Road. Offered with no onward chain its sure to prove perfect for any family looking for a home to make their own whilst being close to central Bedminster & schools.

You enter through the enclosed porch area, which also allows access to the garage. This opens to the hallway & living room, which boasts a dual aspect with a bay window, and bi-folding doors to the garden. The kitchen and utility room afford workspace and plumbing for all your white goods, there is also a neatly tucked away WC.

Upstairs there are three bedrooms, and three piece bathroom there is also access to the loft which could be converted subject to the necessary permissions. Moving outside the property offers a large garden, its south facing and comes complete with patio area with the remainder being laid with lawn and a stoned area to the rear. There is an outbuilding which could prove perfect for a working from home space or external storage. You can access the garage to the rear from the garden, there is also an electric roller door which opens to the substantive parking area, which comfortably fits three cars.

TENURE
Freehold

EPC Band - TBC

COUNCIL TAX BAND
B









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living/ dining space
26'0" x 12'5"

kitchen
8'10" x 6'5"

utility room
6'5" x 4'7"

bedroom one
13'7" x 11'8"

bedroom two
12'8" x 9'10"

bedroom three
7'10" x 7'8"

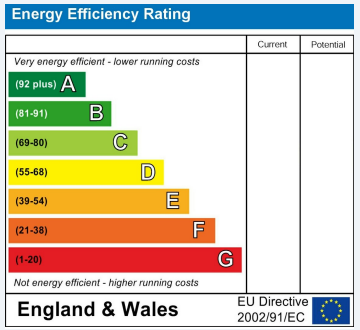
outbuilding
10'9" x 5'11"

garage
15'0" x 6'7"



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.

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.

The Property Ombudsman

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