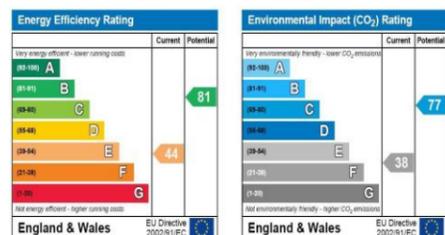


GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
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



Sidmouth Road, Bedminster, Bristol, BS3 5HS

Three Bedrooms | Semi Detached | Popular Location | Upstairs WC
Downstairs Three Piece Bathroom | Large Garden | Off Street Parking | Gas Central Heating

Asking Price: £274,950



**Sidmouth Road, Bedminster,
Bristol, BS3 5HS**

Hunters BS3 are pleased to present to the market this three bedroom end of terrace home on Sidmouth Road, Bedminster. Sitting on this popular road close to both Victoria Park itself and the primary school the area is ideal for families and young couples. The property itself is at the end of the terrace, so it offers ample parking and handy side access to the rear garden. Internally there is a front reception room, modern kitchen which overlooks the rear garden and a separate utility room, finishing off the downstairs is the three piece bathroom. Upstairs there are three bedrooms, two of which will fit double beds, there is also the benefit of a WC. Outside, the rear garden is a great size, and offers a patio area with the remainder laid with lawn. Please contact Hunters BS3 to arrange an internal viewing.

Living/Dining Room 15' 5" x 12' 4" (4.70m x 3.76m)

Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)

Utility Room 6' 0" x 5' 5" (1.83m x 1.65m)

Master Bedroom 12' 6" x 11' 4" (3.81m x 3.45m)

Bedroom Two 11' 2" x 9' 0" (3.40m x 2.74m)

Bedroom Three 9' 7" x 8' 0" (2.92m x 2.44m)

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

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.

