



TOTAL FLOOR AREA: 979 sq. ft. (90.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2020

«EpcGraph»

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.

Hunters 165 East Street, Bedminster, Bristol, BS3 4EJ | 0117 953 5375
 bedminster@hunters.com | www.hunters.com

VAT Reg. No 218 3656 02 | Registered No: 09620052 | Registered Office: 165 East Street, Bedminster, Bristol, England, BS3 4EJ
 A Hunters Franchise owned and operated under license by OS Property Services Limited

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



Aylesbury Crescent, Bedminster, Bristol, BS3 5NN

Renovated Throughout | Large Garden | Garage | Open Plan Living Area
 New Kitchen | Three Bedrooms | Popular Location | Downstairs WC

Asking Price: £375,000



**Aylesbury Crescent, Bedminster,
Bristol, BS3 5NN**

Hunters BS3 are thrilled to offer to the market this renovated 1930s end of terrace home sitting at the top of Aylesbury Crescent, Bedminster. Having been thoroughly renovated throughout by the present vendors over the last 4 years the property is sure to prove ideal for any family looking for one of these larger than average family homes in this popular location.

Internally to the ground floor the property offers an open hallway which offers doors to both the living room and kitchen. The living room takes in ample light thanks to the bay window. The living room opens to the lovely kitchen/ diner, which has been remodelled to incorporate a fantastic modern kitchen which offers all the appliances built in, whilst the combination boiler is neatly tucked away in the corner. To finish there are sliding doors to the rear garden and door to the utility room and downstairs WC.

Moving upstairs, there are three bedrooms, all of which will fit double beds. The bathroom is fitted with a three piece suite to include a 'P' shaped bath. The loft is accessible via a retractable ladder and could be converted (subject to the relevant permissions) if required. The rear garden faces in a south/westerly direction and offers rear access and space for the single garage, accessible via a lane to the side. Properties in this condition in this location don't tend to hang around for long, so please call Hunters BS3 to arrange an internal viewing.

LIVING ROOM

3.70m (12' 2") x 3.30m (10' 10")

KITCHEN/ DINER

5.40m (17' 9") x 4.0m (13' 1")

UTILITY ROOM

1.95m (6' 5") x 1.90m (6' 3")

MASTER BEDROOM

3.60m (11' 10") x 3.50m (11' 6")

BEDROOM TWO

3.95m (13' 0") x 3.90m (12' 10")

BEDROOM THREE

2.60m (8' 6") x 2.50m (8' 2")

BATHROOM

2.16m (7' 1") x 1.70m (5' 7")

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.

