



 3  1-2  1 EPC C

£445,000 Freehold

7 Parker Street  
Bristol  
BS3 3AH

COOPER  
AND  
TANNER



# 7 Parker Street Bristol BS3 3AH

 3  1-2  1 EPC C

## £445,000 Freehold

### DESCRIPTION

A beautifully presented three bedroom terrace home with a sunny south facing garden situated in a quiet road near North Street and offered with no onward chain.

Upon entering the house is a light and spacious entrance hall with tiled floor, ample space for shoes and coats along with a large under stairs cupboard offering additional storage. The sitting room features a bay window, with bespoke blinds, to the front and a wood burner within an exposed brick chimney as the main focal point. Running the width of the house is the spacious kitchen/dining room, facing south it has an abundance of natural light and French doors leading out to the patio and garden. The kitchen comprises a range of fitted units topped with wooden worksurfaces and an integrated fridge/freezer, dishwasher, electric oven and gas hob. The wooden worksurface extends to a breakfast bar for two people whilst the dining area can comfortably accommodate a table for four to six people.

On the first floor are three bedrooms and the main bathroom. The largest bedroom is a spacious double with a picture rail, the second double bedroom has a fitted wardrobe and a view overlooking the garden and the third bedroom is a single in size which can also make a great home office if desired. The fully tiled bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

### OUTSIDE

Accessed from the garden is a utility room with plumbing and electric for a washing machine and tumble dryer along with an additional w/c and storage.

The south facing garden has been designed to be low maintenance with it being laid to artificial lawn and a patio area, perfect for outside furniture and entertaining. The garden is fully enclosed with walling and bespoke wooden fencing.

The property benefits from a new roof (2023).

### LOCATION

Parker Street is located a short stroll from bustling North Street with an abundance of restaurants, cafes, shops and all the other amenities that Bedminster and Southville have to offer.

The property is within a 25min walk to Bristol city centre, 10min walk to Parson Street train station and 15min drive to Bristol Airport.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### AGENTS' NOTE

In accordance with Section 21 of the Estate Agents Act 1979 (Declaration of Interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Cooper & Tanner 1908 LTD

REF:WELJAT19052023

#### Local Information Bristol

**Local Council:** Bristol City Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



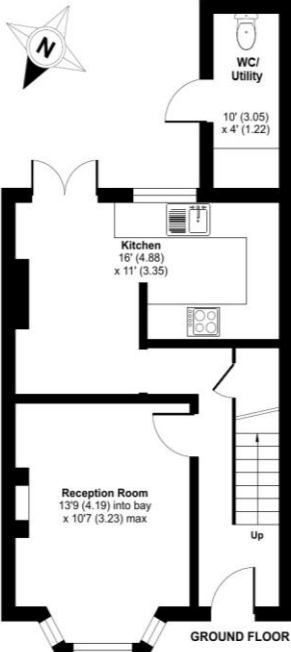
#### Train Links

- Parson Street Station
- Bristol Temple Meads



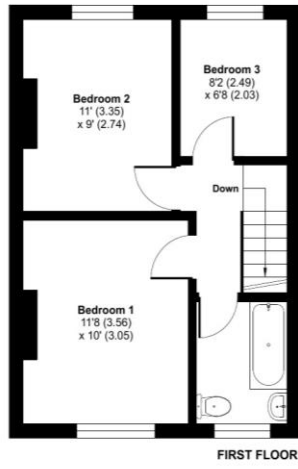
#### Nearest Schools

- Compass Point Primary
- Southville Primary
- Luckwell Primary



### Parker Street, Bristol, BS3

Approximate Area = 753 sq ft / 69.9 sq m  
 Store = 40 sq ft / 3.7 sq m  
 Total = 793 sq ft / 73.6 sq m  
 For identification only - Not to scale



**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

