



urbanlighthouse
INDEPENDENT ESTATE AGENT

South St,
Bedminster,
Bristol,
BS3 3AX

£355,000

Entrance Hall
5'6 x 15'3 max (1.68 x 4.65m)

Lounge
14' into bay x 10'1 ave
(4.27 x 3.07m)

Dining Room
11'2 x 9'8 ave (3.4 x 2.95m)

Kitchen
13'6 x 6'5 (4.11 x 1.96m)

Downstairs WC
5'5 x 2'2 (1.65 x 0.66m)

Bedroom 1
11'9 x 13'3 ave excl built in wardrobe (3.58 x 4.04m)

Bedroom 2
11'2 x 9'8 (3.4 x 2.95m)

Bathroom
7'9 x 6'5 (2.36 x 1.96m)

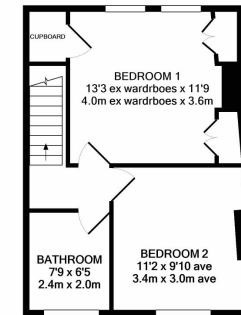
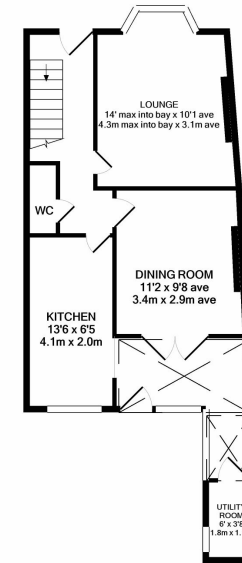
Conservatory (L-shaped, main section)
5' min x 9'7 min (1.52 x 2.91m)

Rear Courtyard
12'5 x 12'9 (3.78 x 3.89m)



A smartly presented 2 double bedroom Victorian terrace occupying a convenient location, within 100 yards from vibrant North St, with all its amenities, and easily walkable to the city centre, Harbourside, Clifton and Ashton Court, all within 2 miles.

Briefly comprising; entrance hall, lounge, dining room, downstairs wc, kitchen, conservatory, utility lobby; upstairs 2 double bedrooms, modern bathroom suite. Outside is an enclosed south westerly facing rear courtyard garden.



TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster>