



urbanlighthouse
INDEPENDENT ESTATE AGENT

Garnet St,
Bedminster,
Bristol,
BS3 3JH

Offers over
£350,000

Lobby 4'3 x 3' (1.22 x 0.91m)

Bedroom 1 14'1 x 10'7
(4.3 x 3.23m)

Entrance Hall 9'3 x 3' (2.82 x 0.91m)

Bedroom 2 10'1 x 10'8
(3.1 x 3.3m)

Lounge 10'5 x 10'9 (3.2 x 3.3m)

Bathroom 9'6 x 7'7 (2.9 x 2.3m)

Dining Room 14'1 x 10' (4.3 x 3.05m)

Rear Courtyard 17'5 x 15'5 (5.4 x 4.7m) **plus side return with brick built detached shed/store 4'11 x 3'11** (1.5 x 1.2m)

Kitchen 9'8 x 7'8 (2.95 x 2.34m)

Utility Room 4'2 x 8'1 (1.27 x 2.46m)

Small Front Courtyard

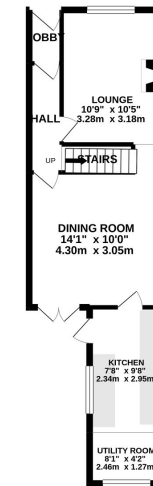
First Floor Landing



A charming 2 double bedroom Victorian terrace with modern upstairs bathroom and a wealth of period charm, including exposed floorboards in many rooms and wood burner in the lounge. The property is light and airy, well presented throughout, with a cosy cottage feel and modern kitchen with additional utility, and generous upstairs bathroom. There is a south easterly facing courtyard with gated rear access and a very useful brick built shed/store with power. Very handy for North St and city amenities.

GROUND FLOOR
438 sq. ft. (40.7 sq.m.) approx.

1ST FLOOR
385 sq. ft. (35.8 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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 | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA: 823 sq. ft. (76.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be treated as a guide only. Prospective purchasers should verify all figures and measurements themselves. The agent does not warrant or guarantee the accuracy of any information given and no responsibility can be taken for any error or omission.

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