



urbanlighthouse
INDEPENDENT ESTATE AGENT

Jasper St,
Bedminster,
Bristol,
BS3 3DU

£425,000

Entrance Hall
14'4 x 2'11 (4.37 x 0.89m)

Lounge
13'10 into bay x 9'10 (4.22 x 3m)

Dining Room
11'5 x 13'2 (3.48 x 4.01m)

Kitchen/Breakfast Room
19'9 x 7'10 (6.03 x 2.39m)

Rear Garden
18' x 13'2 plus side return
20' x 4'2 (5.49 x 4.01m plus side return)

First Floor
Bedroom 2
8'6 x 13'2 (2.59 x 4.01m)

Bedroom 3
11'5 x 10' (3.48 x 3.05m)

Bathroom
9'3 x 8' (2.83 x 2.44m)

Second Floor
Master Bedroom suite
18'6 max x 12'11 max (5.64 max x 3.94m)

including **Study area**
4'3 x 6'4 (1.3 x 1.93m)
and **En Suite**
4'3 x 5'1 min (1.3 x 1.55m)



An immaculately presented Victorian home, in a pleasant cul-de-sac position, just off Chessel St, with a small but sunny decked westerly facing courtyard rear garden. The property has been meticulously improved to provide an enviably and luxurious home, including a stunning open plan kitchen/dining/breakfast room to the rear, inviting lounge; upstairs are 3 double bedrooms, generous bathroom, and stylish loft conversion with study area and en suite shower room. Extremely convenient for all local amenities. A gem!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(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			
(39-54) E		48	67
(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.html>