



urbanlighthouse
INDEPENDENT ESTATE AGENT

Chessel Street,
Bedminster,
Bristol,
BS3 3DJ

£250,000

Lounge/Dining Room
19'8 x 13'4 max
5.99 x 4.06m max

Bathroom
10' x 5'9
3.05 x 1.75m

Kitchen
10' max x 9'2
3.05 max x 2.79m

Bedroom
16' max into bay x 13'1
4.877 x 3.99m

Rear Lobby
2'6 x 3'2
0.76 x 0.97m

Rear Courtyard
15'9 x 14'
4.8 x 4.27m, plus side
return 16'3 x 2'7 (5 x
0.8M)



GROUND FLOOR
573 sq ft (53.1 sq m) approx.



TOTAL FLOOR AREA: 573 sq ft (53.1 sq m) approx.
*When every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, walls and ceiling areas are approximate and not necessarily accurate to any one particular set of dimensions. The plan is for information purposes only and should not be used as a guide for production purposes. The furniture, fixtures and appliances shown have not been scaled and do not guarantee fit in their respective or reference to the plan.

An outstanding one double bedroom ground floor garden flat, in an enviable position within 0.25 miles from vibrant North St. The property has a contemporary feel, combined with period charm, the focal point being an amazing 19'8 x 13'4 max lounge/dining room. From the central open plan living area, there is a connecting door to the double bedroom to the front, and modern fitted kitchen and modern bathroom suite to the rear. An enclosed courtyard garden with a southerly aspect completes the picture.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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>