



urbanlighthouse  
INDEPENDENT ESTATE AGENT

South Street,  
Bedminster,  
Bristol,  
BS3 3AU

£365,000

**Entrance Hall**

**11'3 x 5'5**  
3.44 x 1.66m

**Lounge**

**11'7 x 14'8**  
3.55 x 4.5m

**Dining Room**

**10'9 x 8'9 max**  
3.29 x 2.68m max

**Kitchen**

**12'9 x 6'**  
3.9 x 1.83m

**First Floor Landing**

**11'3 x 5'2**  
3.45 x 1.59m

**Bedroom 1**

**11'7 x 14'7**  
3.45 x 1.59m

**Bedroom 2**

**10'9 x 8'9 max**  
3.28 x 2.68m

**Bathroom**

**9'1 x 6'1**  
2.77 x 1.87m

**Rear Garden**

**26'6 x 14'9**  
8.09 x 4.51m  
**plus side return**  
**13'5 x 7'7 (4.1 x 2.31m)**



A charming and elegant Victorian end terrace, beautifully and sympathetically modernised, to make the most appealing of homes. The property is opposite South St park, and is full of light thanks to its windows to the side as well as the front. Briefly comprising; entrance hall, lounge with working fireplace, separate dining room, fitted kitchen; upstairs 2 double bedrooms and a luxury white bathroom suite with separate shower cubicle. Outside is a pleasant courtyard garden which can double up as secure off street parking.



TOTAL FLOOR AREA: 801 sq.ft. (74.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements are not guaranteed. This plan is for illustrative purposes only and should not be used as a guide to any proposed purchase. The actual structure and dimensions of the property may vary from those shown on the floorplan. No responsibility or liability can be given.  
RHS 2018/02/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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