



urbanlighthouse
INDEPENDENT ESTATE AGENT

Ruby St,
Bedminster,
Bristol,
BS3 3DX

Offers over
£400,000

Entrance Lobby
4' x 3' 1.2 x 0.9m

Entrance Hall
7'4 x 3' 2.2 x 0.9m

Lounge
13'10 into bay x 10'7
4.2 into bay x 3.2m

Dining Room
12'5 x 14' max
3.8 x 4.3m max

Kitchen
11'4 x 8'9
3.5 x 2.7m

Utility Room
6'8 x 8'10
2 x 2.7m

Bathroom
5'10 x 8'1
1.8 x 2.5m

Bedroom 1
11'5 x 13'10
3.5 x 4.2m

Bedroom 2
12'6 x 8'6 max
3.8 x 2.6m max

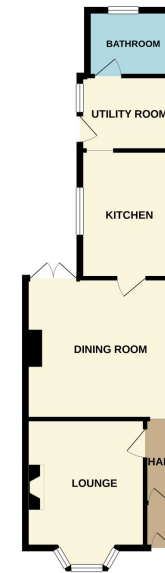
Bedroom 3
9'9 min x 8'10
3 x 2.7m

Rear Courtyard
11'7 x 14'2 plus side
return 27' x 4'
3.5 x 4.3 plus side return
8.2 x 1.2m

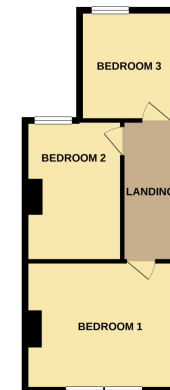


A very well presented and unusually spacious Victorian terrace, on one of the most favoured 'Chessels' positions, convenient for the amenities of vibrant North St, as well as the extensive amenities in and around the city centre, a little further afield (but all within 2 miles). The property has a feeling of space and light throughout, and briefly comprises; entrance lobby and hall, lounge with bay window to front, separate dining room, fitted kitchen, utility and downstairs bathroom. Upstairs are 3 good sized bedrooms. There is a small south easterly courtyard rear garden.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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: 926 sq.ft. (86.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for descriptive purposes only and should be used in conjunction with the prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be made as to their condition or efficiency at the time.
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For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster.html>