



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Hebron Road,  
Bedminster,  
Bristol,  
BS3 3AB

£345,000

**Entrance Lobby****4' x 3'**

1.2 x 0.9m

**Entrance Hall****9'7 x 3'**

2.9 x 0.9m

**Lounge****11'5 x 10'**

3.5 x 3.1m

**Dining Room****14'9 x 10'3**

4.5 x 3.1m

**Kitchen****13'10 x 6'10**

4.2 x 2.1m

**First Floor Landing****13'10 x 3'**

4.2 x 0.9m

**Bedroom 1****14'9 x 10'**

4.5 x 3.1m

**Bedroom 2****10'4 x 11'2**

3.1 x 3.4m

**Bathroom****8'8 x 6'8**

2.64 x 2m

**L-shaped courtyard garden****19' max x 8'4 max**

5.8 x 2.5m max



An exceptionally well presented 2 double bedroom Victorian terrace, occupying a convenient location for vibrant North St, and access on foot or bike to the extensive range of amenities the city offers. Briefly comprises; entrance lobby and hall, lounge, separate dining room, extended kitchen; upstairs 2 double bedrooms, luxury white bathroom suite. Small rear courtyard garden.



TOTAL FLOOR AREA: 746 sq ft. (69.2 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual interior spaces may differ from those indicated and/or discrepancies may arise from the nature of the construction of the property. The services, systems and appliances shown herein are not shown to scale and are for illustrative purposes only. The services, systems and appliances shown herein are not shown to scale and are for illustrative purposes only.  
 Date: 08/09/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	84

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	83

EU Directive 2002/91/EC

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