



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Chessel St,  
Bedminster,  
Bristol,  
BS3 3DP

£390,000

**Entrance Lobby**  
3'6 x 2'10  
1.04 x 0.76m

**Entrance Hall**  
12' x 2'10 to  
staircase  
3.92 x 0.76m

**Lounge**  
12'9 x 10'9  
3.89 x 3.28m

**Dining Room**  
12'9 x 11'1 max  
3.94 x 3.38m max

**Kit/Breakfast  
Room**  
17'6 x 8'5  
5.33 x 2.57m

**Bedroom 1**  
12'11 x 14'  
3.94 x 4.27m

**Bedroom 2**  
13' x 8'10  
3.96 x 2.69m

**Bathroom**  
10'1 x 8'6  
3.07 x 2.59m

**Bedroom 3**  
14' max x 14' max  
4.27 max x 4.27m  
max

**Rear Garden**  
16'4 x 14'9 (plus  
side return 18'6 x  
5'5) 4.98 x 4.5m  
(+5.64 x 1.65m)



Don't be fooled by this charming but modest frontage. This cosy home has a welcoming feel, with well presented and surprisingly spacious accommodation, laid out over 3 floors, with separate receptions in addition to a kitchen/breakfast room on the ground floor, 3 double bedrooms and a generous bathroom (2 doubles and bathroom to the first floor, and a loft conversion with building regs on the second). Pleasant southerly facing rear courtyard garden with pedestrian access.



TOTAL FLOOR AREA: 1232 sq ft (112.6 sq m) approx.  
When every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, spaces and distances being an approximation and not necessarily accurate to any one particular set of dimensions. This plan is for guidance purposes only and should not be used as the basis for any project or purchase. The names, quantities and applications shown have not been tested and the quantities are for information only. © Urban Lighthouse 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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>