



138 St Johns Lane, Bedminster, Bristol, BS3 5AJ



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- Stylish and well presented Victorian home
- Separate reception rooms
- Several period features
- Modern kitchen and bathroom
- Within 500 yards from Victoria Park
- Three bedrooms

An exceptionally well presented 3 bedroom Victorian terrace on St Johns Lane, just 500 yards to Victoria Park, an artisan bakery within 200 yards, and 1.2 miles to Temple Meads mainline railway station. Comprising; entrance lobby and hall, opening to dining room, separate lounge to the front, modern fitted kitchen, utility/rear lobby, modern downstairs bathroom. Upstairs are 3 good sized bedrooms. To round this beautiful property off is a wonderful larger than average enclosed mainly lawned rear garden.

**Entrance Hall** 2'9 x 7'9  
(0.84 x 2.4m)

**Downstairs bathroom** 5'9 x 7'9 (1.8 x 2.4m)

**Lounge** 13'5 inc bay x 12' (4.1 x 3.7m)

**Bedroom 1** 11'5 ex x 15'1 (3.5 x 4.6m)

**Dining Room** 12'6 x 15'1 (3.8 x 4.6m)

**Bedroom 2** 12'5 x 10' (3.8 x 3m)

**Kitchen** 9' min x 7'8 (2.7 x 2.3m)

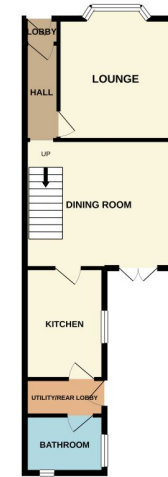
**Bedroom 3** 9' x 7'9 (2.7 x 2.4m)

**Utility/rear lobby** 3'7 x 7'9 (1.1 x 2.4m)

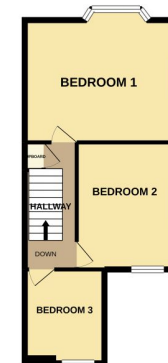
**Rear Garden** 32'2 x 15' (plus side return)



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For EPC graph please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8505-6325-7820-3379-9922>

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