



4 Agate St, Bedminster, Bristol, BS3 3AG



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- Victorian terrace
- Just off vibrant North St
- No onward chain
- Two double bedrooms
- South westerly rear courtyard
- Upstairs bathroom & downstairs shower room

A well proportioned 2 double bedroom Victorian terrace, set just off vibrant North St, with a south westerly courtyard rear garden and no onward chain. The property will benefit from a little love here and there, but has replacement double glazing and gas central heating, with patio doors leading out from the dining room, and briefly comprises; entrance hall, lounge, open plan kitchen/dining room, downstairs shower room; upstairs 2 double bedrooms, bathroom.

**Entrance Hall**

**11'2 x 5'1**  
3.42 x 1.55m

**Lounge**

**12'9 into bay x 9'10 max**  
3.89 into bay x 3m max

**Kitchen/Dining Room**

**11'2 x 15'6 plus 3'5 x 7'7**  
3.4 x 4.72 plus 1.04 x 2.31m

**Ground Floor Shower Room**

**5'10 x 6'10**  
1.78 x 2.08m

**Bedroom 1**

**11' x 15'2 max**  
3.35 x 4.62m max

**Bedroom 2**

**11'1 x 9'10**  
3.38 x 3m

**Bathroom**

**8'3 x 5.5**  
2.51 x 1.65m

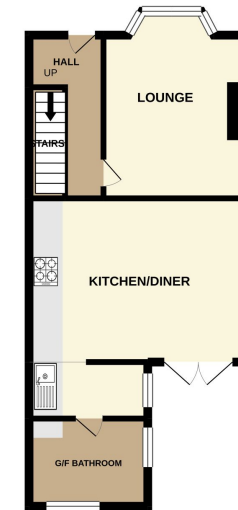
**Rear Garden (I-shaped courtyard)**

**20'9 max x 15'5 max**  
6.25 x 4.7m max

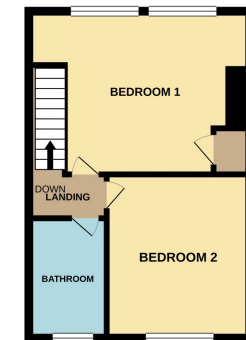
**Small Front Courtyard**



GROUND FLOOR  
409 sq. ft. (38.0 sq.m.) approx.



1ST FLOOR  
322 sq. ft. (30.0 sq.m.) approx.



**TOTAL FLOOR AREA: 731 sq. ft. (67.9 sq.m.) approx.**  
While every effort has been made to ensure the accuracy of the floor area measurements, the Agent, its agents, and any other persons are not responsible for any errors or omissions. The floor area measurements are for guidance only and should be checked and confirmed by your solicitor prior to exchange of contracts. The floor area measurements are for guidance only and should be checked and confirmed by your solicitor prior to exchange of contracts. The floor area measurements are for guidance only and should be checked and confirmed by your solicitor prior to exchange of contracts.

For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2052-3012-1961-1163-7735>

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