



52 Palmyra Road, Bedminster, Bristol, BS3 3JQ



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Charming Victorian end terrace
- Master Bedroom suite with en suite
- Open plan living accommodation
- Four bedrooms
- Upstairs family bathroom
- Pleasant enclosed courtyard garden with southerly aspect

This inviting Victorian end terrace has a particular cosy charm in no small part because of its unusual shape. This naturally well lit home marries period charm with practicality, briefly comprising; lobby, open plan lounge/dining room (with wood burner), open plan kitchen/breakfast room; to the first floor - 3 bedrooms and family bathroom; to the second floor - master bedroom and en suite shower room. Outside is a courtyard garden with a southerly aspect and double gated access and dropped kerb, enabling the garden to double up as off street parking if preferred. There is no onward chain.

Lounge area
3.99 x 2.7m average
13'1 x 9' ave

Dining Room area
4.68 max x 2.63m
15'2 max x 8'7m

Kitchen area
2.12 x 3.65m
7' x 12'

Breakfast Room
7'3 x 8'10
2.23 x 2.69m

First Floor
Bedroom 2
4.57 x 3.3m
15' x 10'10

Bedroom 3
2.13 x 3.56m
7' x 11'8

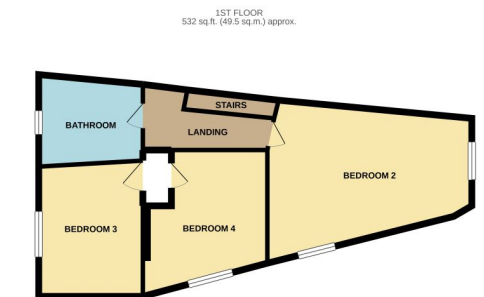
Bedroom 4
2.74 x 2.95m
9' x 9'8

Bathroom
2.26 x 2.62m
7'5 x 8'7

Second Floor
Master Bedroom
5.93 max x 3.33m
19'5 max x 10'10

En suite shower room
1.78 x 1.84m
5'6 x 6'

Rear Courtyard
6.01 x 8.94m
19'8 x 29'



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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 link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9048-8029-6254-9872-3974>

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