



302 North St, Ashton Gate, Bristol, BS3 1JU



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Charming Victorian end terrace
- Two double bedrooms
- Lounge & open plan kitchen/diner

- Exceptionally convenient for most city amenities
- Plus excellent loft room (see photos)
- Courtyard garden with rear gate

A well presented cosy Victorian end terrace with a particular charm. For lovers of the cosmopolitan lifestyle - it's perfectly located for local amenities on North St, Greville Smyth Park, Ashton Gate, with the Harbourside, Clifton, Ashton Ct and the city centre all within around 25 mins walk. Lobby, lounge, open plan l/shaped kitchen/diner; to the first floor 2 double bedrooms and bathroom, steep staircase to excellent loft space (see photos). Pleasant courtyard rear garden with gated side access. Wood framed double glazed sash windows throughout (all but kitchen).

Entrance Lobby
1.23 x 0.96m
4' x 3'1

Lounge
4.18 max x 4.46m
13'8 max x 14'7

Dining Room
3.67 x 4.46m
12' x 14'7

Kitchen
2.8 x 2.48m
9'2 x 8'1

First Floor Landing
3.66 x 1.5m
12' x 4'10

Bedroom 1
4.4 x 4.46m max
13'3 x 14'7

Bedroom 2
3.67 x 2.81m max
12' x 9'2

Bathroom
2.32 x 2.47m
7'7 x 8'1

Loft Room
4.53 min x 4.49m
14'10 min x 14'8

Rear Garden
5.88 max x 4.79m
19'3 max x 15'8



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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/0324-2819-7477-9674-1445>

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