

75 Pearl Street, Bedminster, Bristol, BS3 3DL



urban**lighthouse**
INDEPENDENT ESTATE AGENT

- Freehold Victorian terrace
- Ever popular 'Chessels'
- Two double bedrooms
- Pleasant cul-de-sac location
- Separate reception rooms
- Plus additional loft with permanent staircase

A pleasant 2 bedroom Victorian terrace, set in an enviable cul-de-sac location, yet just off Chessel St and convenient for North St, and easily accessible to the vast array of the city's amenities. This cosy home has something of a cottage feel, and has the great additional advantage of a loft space with 3 Velux windows and a permanent staircase, also comprising; hall, lounge, dining room, kitchen, downstairs shower room; to the first floor 2 good sized bedrooms. Outside is a pleasant rear garden with south easterly aspect and 2 excellent sheds.

Entrance lobby & entrance hall

Lounge
3.48 x 3.04m
11'5 x 9'11

Dining Room
3.99 x 3.08m
13'1 x 10'1

Kitchen
2.92 x 2.26m
9'6 x 7'4

Rear Lobby

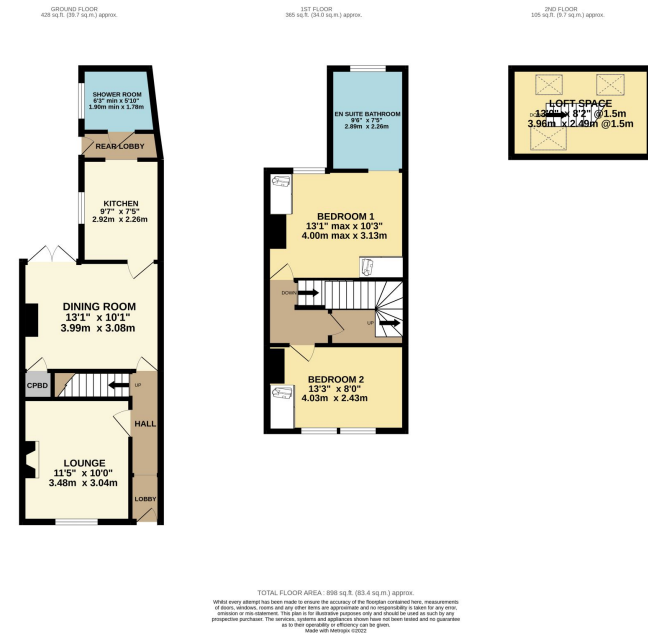
Downstairs Shower Room
1.78 x 1.9m
5'10 x 6'2

Bedroom 1
3.13 x 4m max
10'3 x 13'1 max

Bedroom 2
2.43 x 4.03m
7'11 x 13'2

Staircase, via door on first floor landing to;
Loft
2.49 (@1.5m) x 3.96m
8'2 (@1.5m) x 13'
plus ample eaves

Rear Garden
3.91 x 3.76m plus side return 5.99 x 1.47m
12'9 x 12'4 plus side return 19'8 x 4'9 **plus 2 large sheds**



For EPC link please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/2221-7141-8412-1121-4963>

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