



## British Road, , Bristol, BS3 3BU

- Opposite South Street Park
- No Chain
- Beautifully presented
- Victorian Charm
- Potential for loft conversion (STPP)
- Freehold
- Extended Kitchen
- Superb Location
- Packed With Character
- Gas Central Heating & uPVC Double Glazing

**£425,000**

# British Road, , Bristol, BS3 3BU



A stunning & extended two bedroom victorian home opposite South Street park

Hunters present for sale this charming & immaculate Victorian home sitting along on the top of British Road, Bedminster opposite South Street Park. Boasting character charm throughout, it's sure to prove perfect for anyone looking for a home close to the vibrant North Street.

Upon entering the property, you are greeted by the entrance hall, which boasts hanging space, exposed wood flooring and continues through to the open plan living/ dining space. The living/dining room is a lovely and light space thanks to its dual aspect there are also two feature fireplaces. The kitchen/ breakfast room has been extended to offer french doors from the living room and to the garden, its filled with natural light thanks to the skylights, whilst the kitchen itself has been fitted with a contemporary set of units with contrasting worktops. Upstairs there are two generous double bedrooms and a four piece bathroom, complete with airing cupboard. The rear garden offers a patio area with the remainder being laid with stones and affords ample space for a seating area and planters.



British Road sits in the heart of the popular 'Chessels' it sits a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE  
FREEHOLD

COUNCIL TAX BAND  
B

EPC BAND - C - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-2092-0141-6007-0773>



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living room  
11'5" x 10'5"

kitchen/ breakfast room  
14'5" x 8'7"

bedroom two  
12'4" x 8'3"

dining room  
12'8" x 10'9"

bedroom one  
11'8" (to wardrobe) x 11'1"

bathroom  
7'10" x 7'8"

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.  
While 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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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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