



36 Pearl Street, Bristol, BS3 3EA

£480,000



- 3D VIRTUAL TOUR
- Three Bedrooms
- Sitting Room
- Additional Reception / Home Office
- Vibrant & Desirable Location
- No Onward Chain
- Upstairs Bathroom
- Separate Dining / Breakfast Room
- Enclosed Rear Garden
- Children's Play Room
- Energy Rating - D

Nestled in the arty part of Bristol, Pearl Street is a quiet residential road of terraced Victorian homes in the desirable location of the Chessels, in Bedminster. This house is within a short walk of the amenities of North Street, including the long established Clove Indian Restaurant, The Tobacco Factory, the popular Souk Kitchen, Sonny Stores and Cor Restaurants as well as highly regarded cafes such as Sweven, Coffee#1 and Tin Can Coffee. For those who work in the city, both Temple Meads Station and Bristol City Centre are within a 40 minute walk and very much quicker by bike or E-Scooter. Just over the river, you will find Wapping Wharf, a flourishing new development by Bristol's beautiful harbourside with its many bars, restaurants and shops.

The property has accommodation arranged over two floors and has potential to convert the loft subject to the necessary planning consents. On entry, the hallway has stripped floor boards which extend into the sitting room which has a period style fireplace. Beyond the sitting room, there is a separate reception room, which could be utilised as a dining room, a home office or even a children's play room. There is a further reception room which currently would make a great dining / breakfast room, with a door leading into the kitchen. On the first floor, there are two double bedrooms, a good size single bedroom and a family bathroom, whilst outside there is a low level wall enclosed front garden and an enclosed rear garden with a side gate opening onto The Nursery, perfect for bicycle access or bin access. The property is offered with no onward chain and would make the perfect home for the growing family of first time buyers.

Sitting Room 12'9" into recess x 12'0" into bay (3.89 into recess x 3.68 into bay )

2nd Reception Room 12'7" x 10'9" (3.85 x 3.28)

Dining Room 10'4" x 8'10" (3.16 x 2.71 )

Kitchen 10'3" x 7'11" (3.13 x 2.42)

Bedroom One 16'2" into recess x 10'3" into bay (4.94 into recess x 3.13 into bay )

Bedroom Two 10'8" into recess x 8'11" (3.26 into recess x 2.72)

Bedroom Three 10'2" x 9'8" (3.11 x 2.97)

Bathroom 10'7" x 5'8" (3.24 x 1.74 )

Tenure - Leasehold  
Lease Start Date 20/07/1899  
Lease End Date 25/03/2890  
Lease Term 999 Years From 25 March 1891  
Lease Term Remaining 866 years

Council Tax Band - B

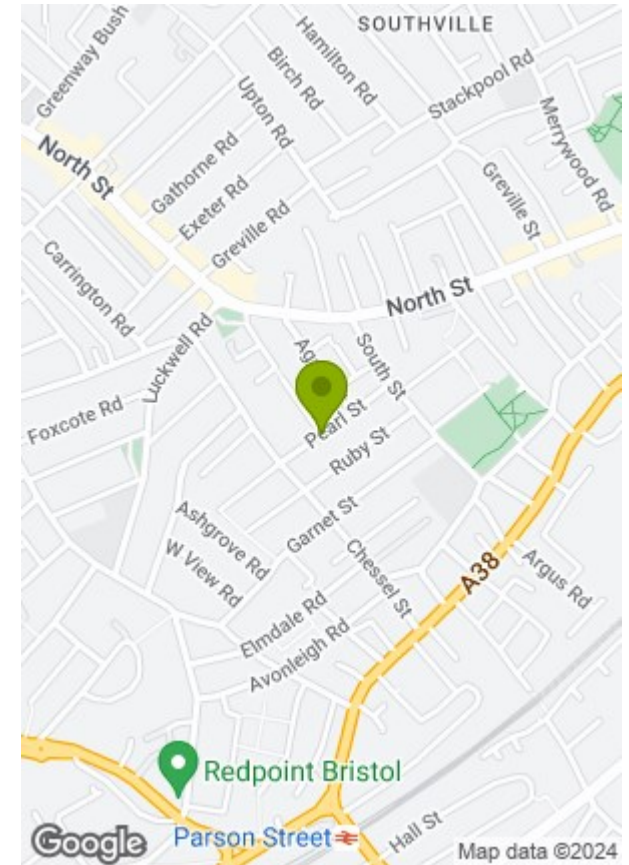








© Greenwood's Property Centre 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(0-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.