



3 Birkin Street, St. Phillips, Bristol, BS2 0LN

**GUIDE PRICE £325,000**

**GOODCHILD**  
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## PROPERTY OVERVIEW

Please be advised this property is going to Best & Final offers on Thursday 5th December 2024 at 1pm. For instructions on how to offer, please contact the office.

A wonderful, 3-bedroom terraced house in close walking distance to both Cabot Circus and Temple Meads train station.

The property has a lovely open plan downstairs which light floods through from the southerly facing bay window in the front sitting room through to the ample 15' (approx.) wide kitchen diner at the rear, lobby that leads onto the bathroom.

Upstairs there are three bedrooms; to the front is the 13' (approx.) wide master with stripped wooden floorboards and built in storage, to the rear is the second double bedroom again with stripped wooden flooring and the third single bedroom/study. Further benefits include gas central heating.

To the rear of the property is a private courtyard which makes a great space for BBQ's and entertaining. The house is in good order throughout and would make a great first time buy or investment.

### Location

Birkin Street is situated in the Dings, a historic part of Bristol City Centre named the 'Best Community in Britain' in 2010. The area is now extremely popular for its proximity to Bristol Temple Meads, the City Centre, the rapidly developing Temple Quarter and the several major employers on the eastern side of Bristol's City Centre.

The Dings is adjacent to the 'Bristol Temple Quarter Enterprise Zone' which is professed to be 'one of the largest urban regeneration projects in the UK'; over recent years, many large businesses have moved into the area. In the coming years, further regeneration of the Old Market and St Philips Marsh areas is set to give the neighbourhood a further boost.

The area is so central and well-connected that there is little need for a car (although on-street parking is available as part of the Easton & St Philips Residents Parking Scheme). In walking distance are Cabot Circus and the shops of the City Centre. Also walkable to the West is Bristol's popular Harbourside and Wapping Wharf, to the South Totterdown and Bedminster, and to the North West are the bars and restaurants of Stokes Croft and Cheltenham Road and Kingsdown, Cotham and Clifton. For those looking to head out of the city, Bristol's main train station is a 5-minute walk, and the start of the M32 is less than 5-minutes' drive. The Bristol to Bath cycle path also begins in the Dings, and there are multiple other cycle paths in the area.

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## KEY DETAILS

- A Wonderful Mid-Terraced Property
- 3 Bedrooms
- Central Bristol Location
- Private Courtyard Garden
- Ideal For First Time Buyers / Investors

Guide Price: £325,000

Tenure: Freehold

Council Tax Band: A

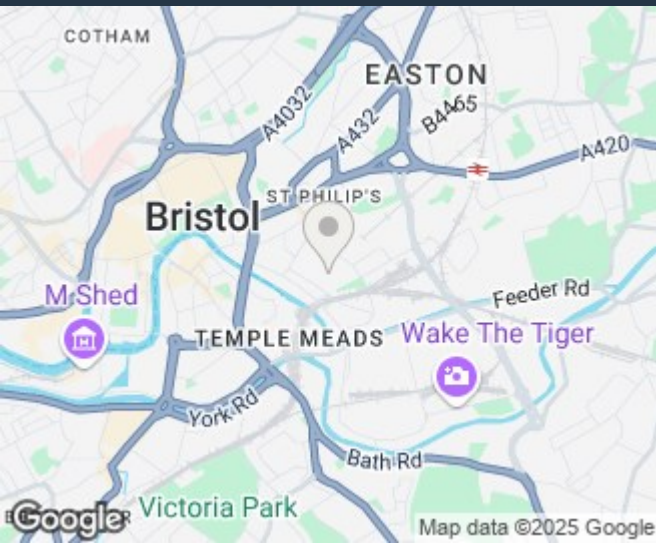
Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

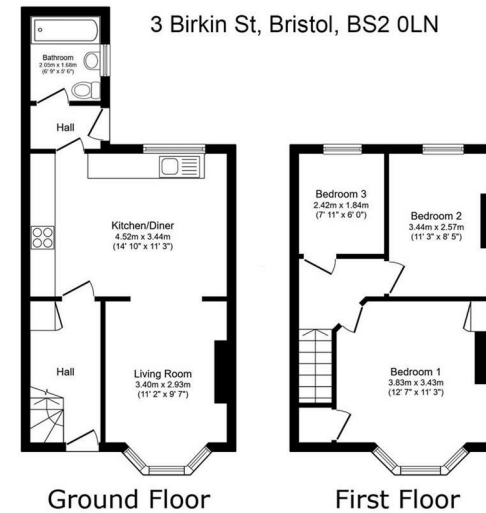
EPC: D

Viewing: By appointment only



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TOTAL: 73.0 m<sup>2</sup> (786 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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