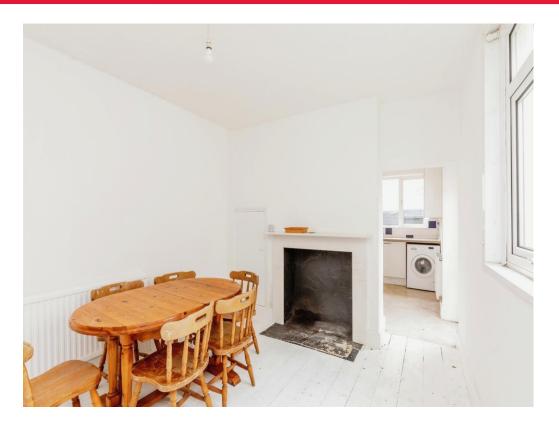


Connells

South Street Bristol







# **Property Description**

This extended Victorian terrace with a total floor area of 1112 sq.ft! located in the ever desirable area of Bedminster within BS3 and offers a great opportunity to create a beautiful home or use as a buy-to-let. To the ground floor the inside comprises of a front room that is bay fronted, a back ground floor Bedroom, dining room and a separate kitchen. Upstairs you will find a modern bathroom suite, then a shower/ laundry room towards the rear elevation and 2 double bedrooms.

There is a garden located at the rear and street parking available on the road. The property is currently vacant and cosmetic works have recently been completed giving it a fresh feel.

The front reception room includes a bay window which brings in natural light. The ground floor back bedroom room is a good size and has access to the garden. The third reception room is best used as a dining room and has an opening to the separate kitchen which includes ample base units and cupboard space. The rear garden is of good size for the area.

Each bedroom is a good size which gives the property good rental prospects. Located on South Street, this property has easy access into Bristol City Centre, Bristol International Airport and Temple Meads, Bedminster and Parson Street train stations. An E-scooter park is conveniently located nearby; fantastic for short trips and commuting. These are excellent transportation links making this one of the most valued and convenient locations in Bristol.

# **Entrance Hall**

Double glazed door to front. Radiator.

### Front room

12' 7" x 11' 7" ( 3.84m x 3.53m ) Bay window to front. TV Point, radiator.

## **Dining Room**

10' 9" x 9' 6" ( 3.28m x 2.90m ) Radiator. Fireplace.Built-in storage.

# Ground floor back Bedroom

12' 10" x 10' 2" ( 3.91m x 3.10m ) Radiator, Fireplace, access to garden.

#### Kitchen

9' 6" x 9' 5" ( 2.90m x 2.87m ) Matching base and head units. Radiator. All white goods. Access to rear.

## Front Bedroom 1

16' x 11' 9" ( 4.88m x 3.58m ) Double glazed windows. radiator.

#### **Bathroom**

9' 5" x 4' 11" ( 2.87m x 1.50m ) Built in storage. Bath with shower over, WC and wash hand basin.

#### Rear Bedroom 2

12' 10" x 10' 3" ( 3.91m x 3.12m ) Radiator. Window to rear.

# **Shower/Laundry Room**

9' 9" x 8' 10" ( 2.97m x 2.69m ) Fully tiled with shower, wc and wash hand basin. Built in Laundry unit for a washing machine and a tumble drier. Frosted window to rear.

## **Rear Garden**

south west facing fully enclosed private garden.







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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278 E southville@connells.co.uk

243 North Street Southville BRISTOL BS3 1JN

02 500 1011

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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**EPC Rating: C**