



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 3

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

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EPC Rating: C

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Tenure: Freehold



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