



Connells

Ruby Street
Bristol

Ruby Street Bristol BS3 3DY

for sale guide price
£280,000



Property Description

A classic three-bedroom Victorian terrace on one of Bedminster's most loved residential streets — full of character, well-proportioned rooms, and just moments from North Street's buzz and Greville Smyth Park's green space.

Set on Ruby Street, part of the popular 'jewel roads' cluster, this freehold home offers a great opportunity to make your mark in a vibrant, well-connected neighbourhood. Inside, the layout is true to its era: a bay-fronted lounge at the front, a separate dining room in the middle, and a kitchen at the rear. The bathroom is downstairs, accessed through the kitchen — a familiar setup for homes of this style.

Upstairs, you'll find three well-sized bedrooms with plenty of natural light. The property would benefit from some cosmetic updating, but it's a solid, well-built house with loads of potential to personalise and make your own.

Outside, there's a private rear garden that's easy to manage, and parking is available on the street. Ruby Street itself has a strong community feel, with friendly neighbours and regular street events — it's the kind of place people stay for years.

You're just a short walk from North Street's independent cafés, shops, and restaurants — think Tobacco Factory, Southville Deli, and Albatross Café — and close to Greville Smyth Park, Parson Street station, and well-rated local schools like Ashton Gate Primary.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge Area

11' 8" x 11' 1" (3.56m x 3.38m)
Double glazed bay window to front. Wall-mounted radiator and fireplace.

Dining Area

14' 1" max x 12' 6" (4.29m max x 3.81m)
Double glazed window to rear and wall-mounted radiator.

Kitchen

11' 9" max x 8' 4" max (3.58m max x 2.54m max)
Double glazed window to side. Matching base and head units. Gas hob and double oven.

Downstairs Bathroom

Three piece bathroom suite with panelled bath and shower over. Low level WC and wash hand basin. Wall-mounted radiator.

Utility

Double glazed door to side and window to rear.

Bedroom One

14' 1" x 11' 8" (4.29m x 3.56m)
Two double glazed windows to rear. Wall-mounted Worcester Bosch boiler.

Bedroom Two

12' 6" x 8' 2" max (3.81m x 2.49m max)
Double glazed window to rear.

Bedroom Three

11' 9" x 8' 4" max (3.58m x 2.54m max)
Double glazed window to rear.

Front Garden

Courtyard style front garden with low level wall and iron gate.

Rear Garden

Fully enclosed paving slabbed patio style rear 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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243 North Street Southville
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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