



elephant 

£375,000

41 Franklyn Street, St Pauls, Bristol, BS2 9LA

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41 Franklyn Street St Pauls, Bristol, BS2 9LA

An attractive two-bedroom home on Franklyn Street within half a mile of the city centre further benefiting a garage.

Entering the property, there is an entrance hallway providing access to all ground floor accommodation. The ground floor accommodation and stairs that lead to the first floor. To the front, is the lead reception, currently occupied as a studio. The reception room comprises a light and bright space, a bay with double glazed windows, ceiling rose and cornice. Sitting centrally, the second reception, the room benefits ceiling cornice, rose and a cast iron gas stove with tiled hearth. There are double glazed french doors that seamlessly connects to the side garden.

To the rear, the kitchen/dining room, naturally lit from dual aspect windows that overlook the rear garden. The kitchen is fitted with a range of base units with wood worktops providing ample space for appliances. A side door leads out to the rear garden.

On the first floor, the principal bedroom is located to the front, spanning the full width of the property and double glazed windows



provide a pleasant outlook onto Franklyn Street. The second double bedroom features fitted carpets and a double glazed window which overlooks the garden. Completing this floor is the spacious bathroom with a white suite and located to the rear.

Externally you have the private rear garden which has been split into two sections; closest to the house is a paved seating area leading onto a artificial lawned area with borders made of railway sleepers and a range of mature shrubs and trees. A garage which measures 26'3ft by 14'0ft, is located to the rear, providing ample storage and rear access onto Franklyn Lane.

41 Franklyn Street is a well-presented Victorian home located on a quiet road in a central Bristol location which would make a perfect first home. The house further benefits from having St Agnes Park at the end of the road and is within a short distance of the city centre, Mina road in St Werburghs and Gloucester road.





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Approximate Gross Internal Area = 93.39 sq m / 1005.24 sq ft

(Excluding Garage)

Garage Area = 26.58 sq m / 286.10 sq ft

Total Area = 119.97 sq m / 1291.34 sq ft



Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	68		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	