

The word 'elephant' in a white sans-serif font, followed by a blue stylized elephant head icon.

£375,000

151 North Street, Bedminster, Bristol, BS3 1EZ

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: [clifton@elephantlovesbristol.co.uk](mailto:clifton@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)



# 151 North Street

## Bedminster, Bristol, BS3 1EZ

A brick fronted Victorian home located right among some of the best shops, cafes and restaurants in South Bristol.

The accommodation comprises two open plan reception rooms which are connected via an archway creating a great layout for socialising and young families. A stripped wood floor runs throughout with a double glazed windows at either end of the room. Beyond is the kitchen which is fitted with a range of modern wall and base units with a door to the garden.

On the first floor are two double bedrooms and a spacious bathroom. The master bedroom spans the full width at the front of the property with the adjacent second bedroom having a window overlooking the garden. The bathroom is fitted with a white suite and has room for both a bathtub and a separate shower cubicle.

Externally at the rear is a mature, southerly facing garden with a patio seating area surrounded by a wall of greenery from a selection of trees, plants and shrubs. This outdoor space provides the perfect retreat from the buzz and energy of vibrant North Street. Located less than a mile from Wapping Wharf, Harbourside and the city centre. Offered with no onward chain.

Vendor's comments - "We have owned 151 North Street for many years, it was a joyous place to live, right in the thick of the action with a calm and peaceful feeling once the front door is closed. North street is full of the most amazing shops and restaurants, close to Ashton Court and other beautiful green spaces. The house was a cosy nest with a pretty and private garden. It's full of quirky Victorian features and I always loved the huge bathroom and shower. Our neighbours are quiet and we all got along





very well and looked out for one another. I hope the next owner gets just as much joy as we did."

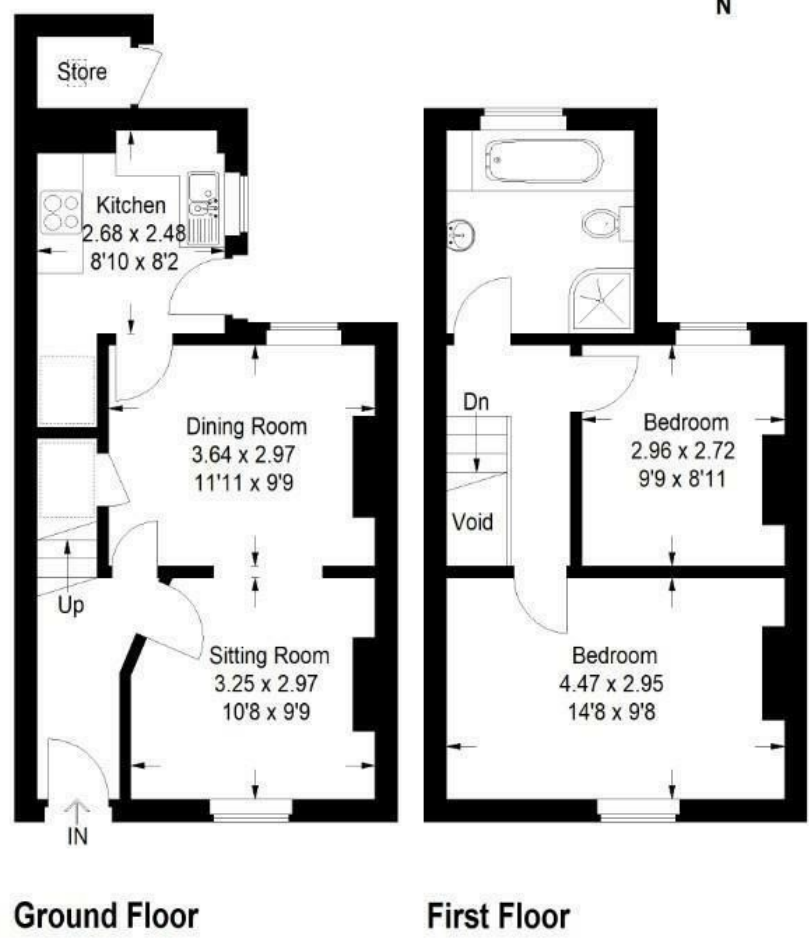






# North Street

Approximate Gross Internal Area (Including Void)  
68.7 sq m / 739 sq ft  
Store = 1.2 sq m / 13 sq ft  
Total = 69.9 sq m / 752 sq ft






 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID873989)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		





**elephant** 

**Bishopston office**

2 The Promenade, Gloucester Road, Bristol, BS7 8AL  
t: 0117 3700556 e: [Bishopston@elephantlovesbristol.co.uk](mailto:Bishopston@elephantlovesbristol.co.uk)

[elephantlovesbristol.co.uk](http://elephantlovesbristol.co.uk)

**Clifton office**

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX  
t: 0117 3700557 e: [Clifton@elephantlovesbristol.co.uk](mailto:Clifton@elephantlovesbristol.co.uk)