



£375,000

37 Thomas Street, St Pauls, Bristol, BS2 9LJ

2 The Promenade, Bristol, BS7 8AL

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37 Thomas Street St Pauls, Bristol, BS2 9LJ

An attractive two double bedroom Victorian home, located on a quiet cul-de-sac on Thomas Street, within half a mile of the city centre.

Entering the property, there is an entrance hallway providing access to all ground floor accommodation. To the front, is the living room that benefits from a bay with wood double glazing with a built in window seat below, bespoke shelving within the alcoves and a log burning fireplace. Sitting centrally, the impressive kitchen/dining/living room, which is the perfect entertaining space. The kitchen has been fitted with a sleek range of wall and base units with Minerva worktops over which includes an integrated dishwasher, cooker with induction hob and boiling tap. To the rear is the utility garden room with french doors that seamlessly connects to the rear garden. There is further space for a washing machine and tumble dryer.

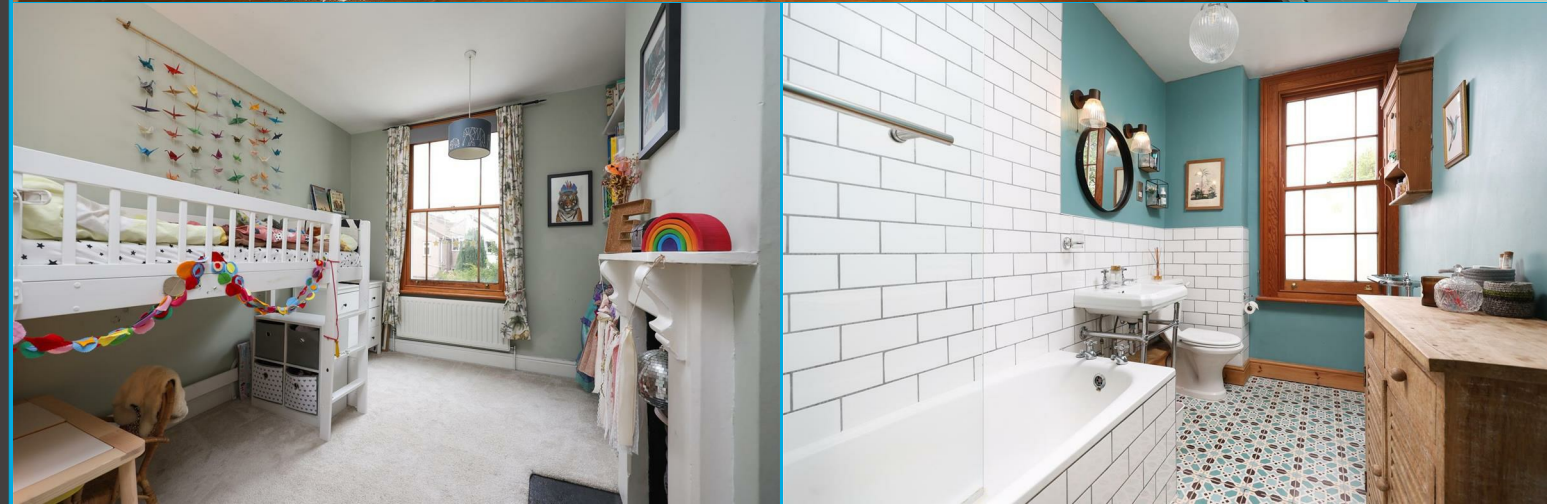
On the first floor, the principal bedroom is located to the front, spanning the full width of the property and double glazed windows provide a pleasant outlook onto the Church and neighbouring homes on Thomas Street. The bedroom further benefits stripped wood floors, a feature cast iron fireplace and built-in wardrobes. The second double bedroom is to the rear, features fitted carpets, cast iron fireplace and a double glazed window which overlooks the garden. Completing this floor is the updated three piece bathroom with bath and shower over, wash hand vanity unit, W/C, white metro tiled splashbacks and a decorative tiled floor, benefiting underfloor heating.

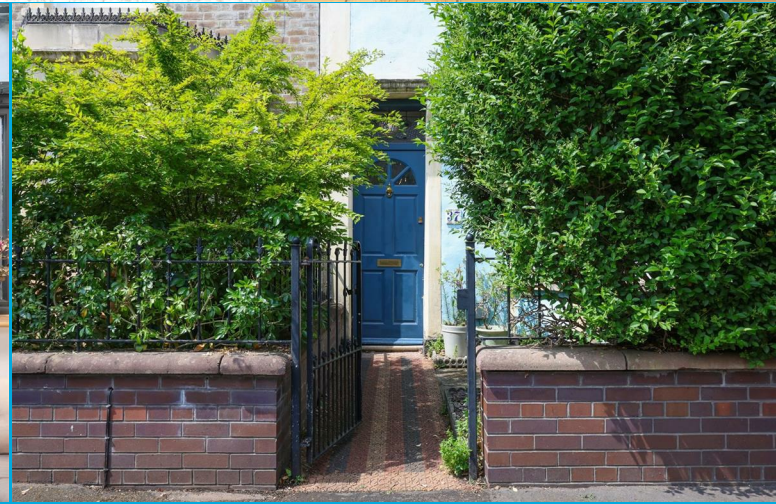
Externally, the property bears a Victorian facade, with a low maintenance garden with a hedge and tiled path to the front door. The private rear garden which has been split into two sections; closest to the house is a paved seating area leading onto a lawned area with



borders made of railway sleepers and a range of mature shrubs and trees.

37 Thomas 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.





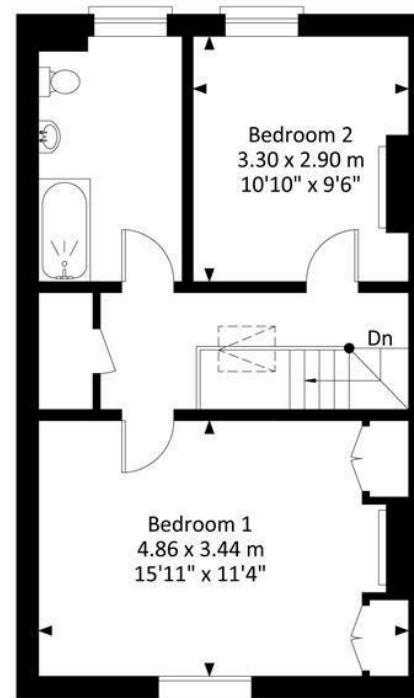
37 Thomas Street, St. Pauls, Bristol, BS2 9LL

Approximate Gross Internal Area = 100.87 sq m / 1085.75 sq ft



Ground Floor

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



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales EU Directive 2002/91/EC		



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