



## Pearl Street, , Bristol, BS3 3DL

- Superb Condition
- Loft Room
- Upstairs Bathroom
- Chessels Location
- Period Features
- Fully Renovated
- Unique Features
- Log Burner
- Complete Chain
- Rare To Market

**£475,000**





# Pearl Street, , Bristol, BS3 3DL



Hunters are pleased to offer for sale this beautifully presented victorian home. Thoughtfully renovated by the present owner it boasts characterful charm throughout. Tucked away on the desirable Pearl Street it's sure to prove perfect for anyone looking for a home close to the vibrant North Street.

Upon entering the property, you are greeted by the living room, which boasts a burner recessed in the exposed brick fireplace, there is exposed wood flooring that continues through to the open plan kitchen/ dining space. The dining area is a lovely and light space thanks to the open plan nature of the room, there is an exposed fireplace, and modern kitchen with contrasting wood worktops. Upstairs there are two double bedrooms and a three piece bathroom, complete with airing cupboard that houses the new combination boiler.



There is access to the loft room from the second bedroom, which offers a stunning view over Bristol, there is also storage in the eaves and clever skylights to the landing flooding it with natural light. The rear garden faces west, and boasts a raised decked area with sheltered glass veranda and neat shed tucked in the corner.

Pearl Street sits in 'The Chessels' a stone's throw from the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Bedminster itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

TENURE  
FREEHOLD

COUNCIL TAX BAND  
B

EPC BAND - TBC





# Pearl Street, , Bristol, BS3 3DL



living room  
12'11" x 10'8"

kitchen  
9'1" x 6'10"

bedroom two  
9'4" x 9'2"

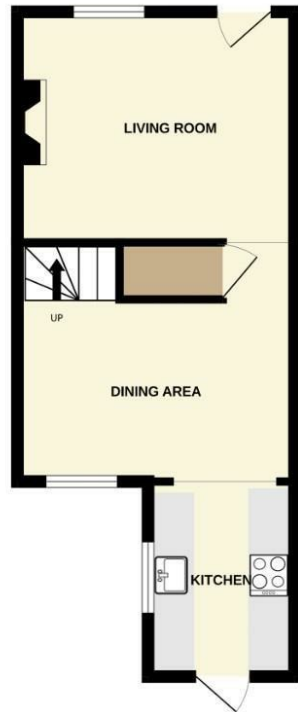
loft room  
12'11" x 12'11"

dining area  
12'11" x 9'10"

bedroom one  
12'11" x 10'11"

bathroom  
8'8" x 6'10"

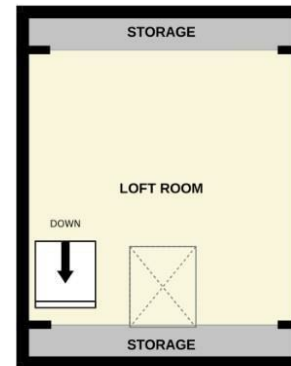
GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.