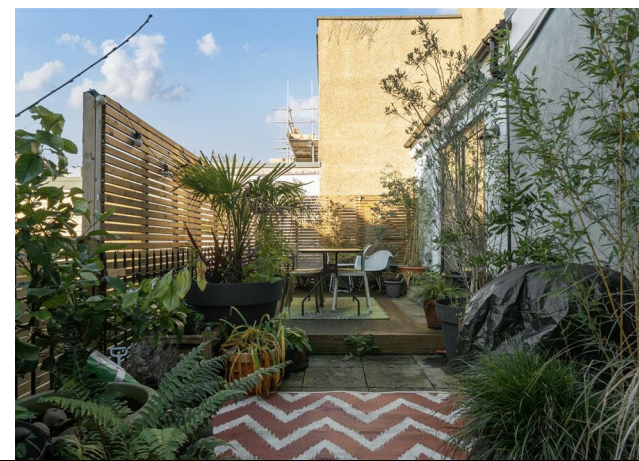




A delightful Victorian terrace home situated in this highly popular residential location, just a stone's throw from Victoria Park. This charming property is presented to a high standard and offers well-proportioned and larger than average accommodation measuring 1223 sq.ft (104.3 sq.m). The ground floor comprises a welcoming entrance hall, an elegant dining room featuring a bay window, period-style fireplace, and stripped floorboards, which continue through to the generous sitting room, also benefiting from a period-style fireplace. To the rear is a contemporary fitted kitchen, complemented by a useful utility area with Velux skylight and space for a washing machine and tumble dryer. Beyond the utility area, and accessed through sliding doors, is a versatile home office with French doors opening directly onto the rear garden. The first floor offers two double bedrooms and a modern bathroom fitted with a separate corner shower cubicle. Externally, the property benefits from a small, low-level wall-enclosed front garden, while the enclosed, paved rear garden provides gated pedestrian access—ideal for low-maintenance outdoor living.

The city centre is a 25 minute walk whilst Temple Meads Station is a 15 minute walk. For a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. The iconic Banana Boat and Bakehouse Bakery are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road and local primary and secondary schools are also close at hand. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour.

- Period Terrace Home
- Sitting Room
- Contemporary Style Kitchen
- Upstairs Bathroom
- Close To Victoria Park
- Two Double Bedrooms
- Separate Dining Room
- Study / Home Office
- Garden With Rear Access
- Energy Rating - D

Dining Room 13'11" into bay x 13' max (4.24m into bay x 3.96m max)

Sitting Room 14'2" x 13'6" (4.32m x 4.11m)

Kitchen 17'9" max x 6'0 (5.41m max x 1.83m)

Study 12' x 6'4 (3.66m x 1.93m)

Bedroom One 15'4" max x 10'11" (4.67m max x 3.33m)

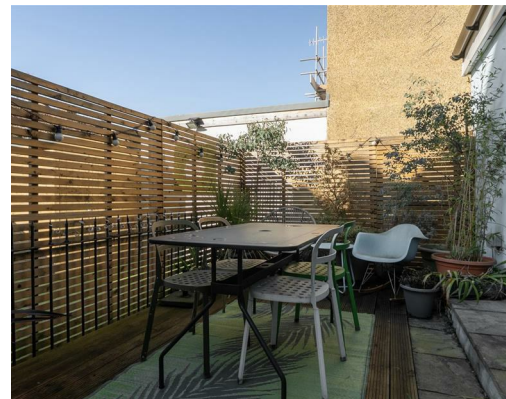
Bedroom Two 13'7" max x 10'8" (4.14m max x 3.25m)

Bathroom 10'1" x 6'11" (3.07m x 2.11m)

Tenure - Freehold

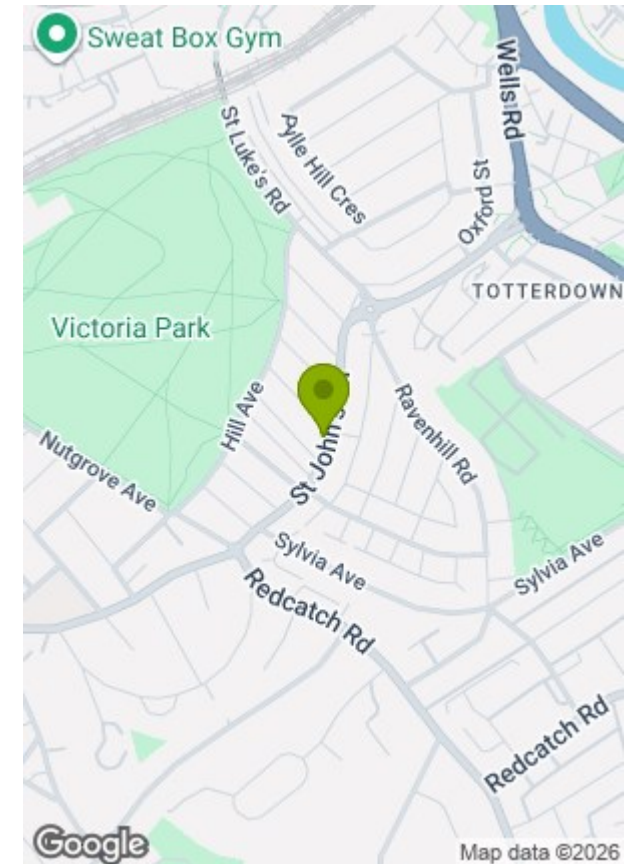
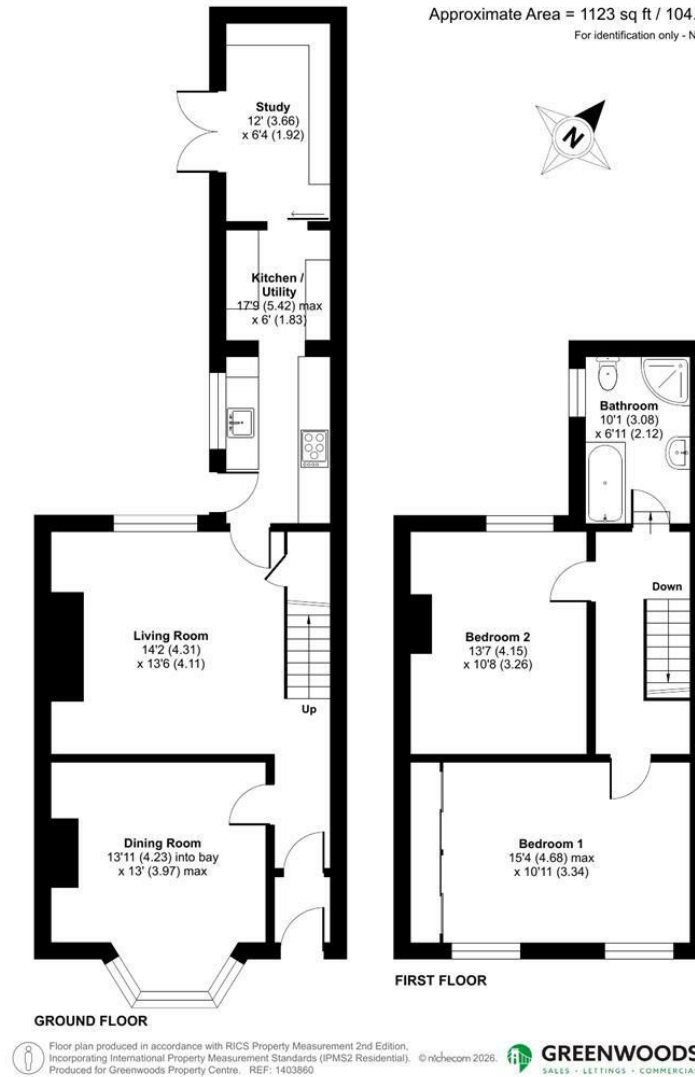
Council Tax Band - B





St. Johns Lane, Bristol, BS3

Approximate Area = 1123 sq ft / 104.3 sq m
For identification only - Not to scale



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.