



# 12 Cross Street

, Bristol, BS15 1SB

**£295,000**



Welcome to this charming mid-terrace Victorian house located on Cross Street in the vibrant city of Bristol. Built in 1890's, this delightful property retains much of its original character while offering modern conveniences for comfortable living.

Spanning an impressive 786 square feet, the home features a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The two double bedrooms are generously sized, making them perfect for families, couples, or individuals seeking extra space.

The extended rear kitchen is a standout feature, providing ample room for culinary pursuits and family gatherings. It is designed to be both functional and stylish, ensuring that meal preparation is a pleasure rather than a chore.

Step outside to discover the enclosed garden, a private oasis ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. This outdoor space is perfect for hosting summer barbecues or enjoying



## Hallway

Dining Area 11'5" x 9'9" (3.48m x 2.99m)

Lounge 13'2" x 11'2" (4.02m x 3.42m)

Bathroom 8'3" x 4'11" (2.53m x 1.50m)

Kitchen 11'5" x 10'2" (3.49m x 3.10m)

## Landing

Bedroom 1 11'5" x 13'3" (3.49m x 4.05m)

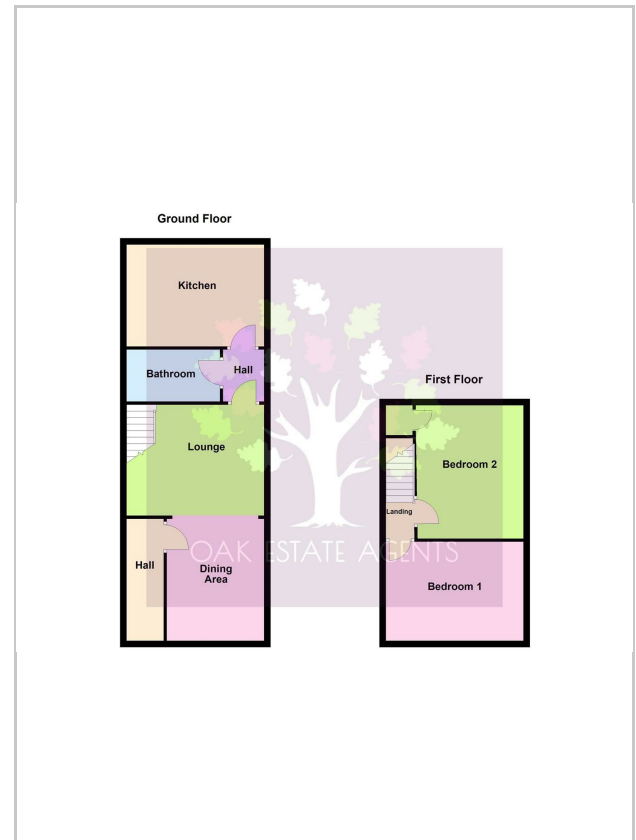
Bedroom 2 11'6" x 10'2" (3.51m x 3.12m)

## Garden

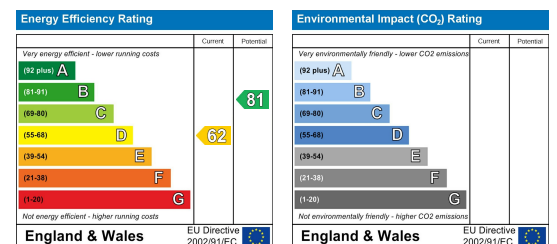
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: oakestateagents@googlemail.com <https://www.estateagentskingswood.co.uk>