



257 St. Johns Lane, Bristol , BS3 5AX

£340,000

- Three Bedroom
- Driveway
- Generous Rear Garden
- Semi Detached
- Complete Onward Chain
- Popular BS3 Location

**\*COMPLETE ONWARD CHAIN\*** Ideally positioned within walking distance of the vibrant North Street and the open green spaces of Victoria Park, this charming three-bedroom semi-detached home offers spacious living accommodation, a generous private rear garden, and the added advantage of off-street parking.

Entrance is permitted via the central hallway which provides access to all ground floor rooms. To your left is the reception room, an ideal spot to relax at the end of the day with a large front window allowing natural light to flood the space throughout the day.

To the rear of the property is the dining room, generous in dimensions and perfectly positioned adjacent to the kitchen, other properties of similar styles have removed this wall (subject to relevant regulation/planning) creating a brilliant social space when hosting friends or family. The kitchen itself benefits from excellent worktop space and storage units with further access to the rear of the property.

Upstairs are three well appointed bedrooms. Bedrooms one and two are both expansive doubles, whilst the third bedroom would make for an excellent nursery, dressing room or home office depending on the needs of the occupier.

Completing the first floor is the family bathroom fitted with a three piece suite and overhead shower.

Externally this property stands out too! A generous drive way and expansive rear garden which has been split into two clear sections. A raised deck area and a lower area mainly laid to lawn. Ideal for a growing family.

This home offers excellent proportions throughout and provides fantastic potential for those looking to put their own stamp on a property within a sought-after Bristol location.

Reception Room 11'5" x 8'2" (3.48 x 2.49)

Living Room 11'5" x 11'1" (3.48 x 3.38)

Kitchen 14'2" x 9'10" (4.34 x 3)

Hallway

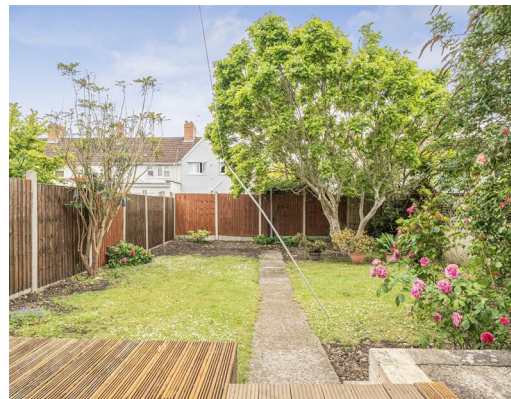
Bedroom One 10'5" x 10'11" (3.19 x 3.35)

Bedroom Two 13'1" x 10'9" (3.99 x 3.28)

Bedroom Three 10'9" x 7'6" (3.30 x 2.31)

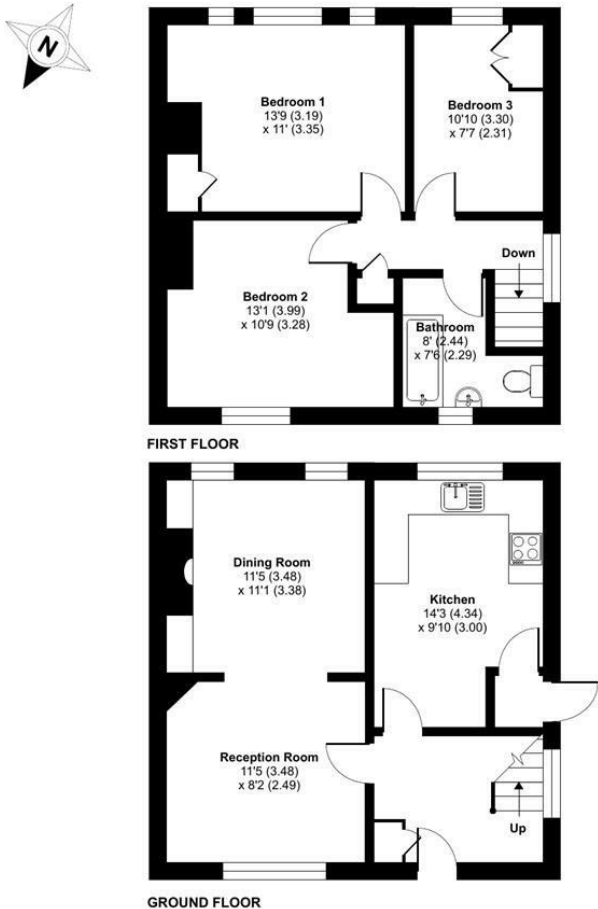
Bathroom 8'0" x 7'6" (2.44 x 2.29)



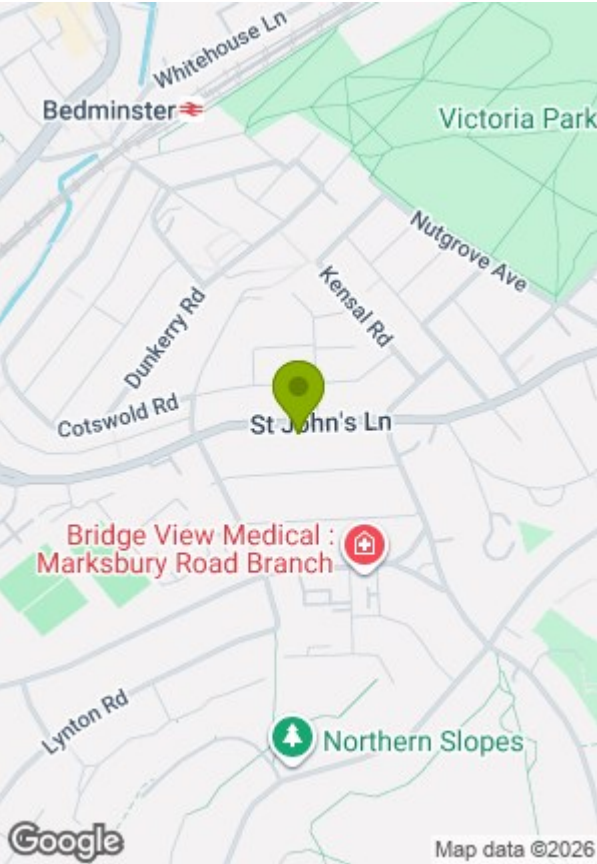


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Approximate Area = 968 sq ft / 89.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1465902. © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



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

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