

estate agents **auctioneers**



31 British Road, Bedminster, Bristol, BS3 3BS

£400,000

A classic and charming Victorian home with period features situated in the heart of Bedminster.

- Victorian Terrace
- Two Double Bedrooms
- Charming period features
- Open Plan Living area
- Lighty & Airy Kitchen
- Rear Courtyard Garden with storage area
- Complete Chain
- Gas Central Heating

The Property

This well-appointed and pleasing on the eye Victorian home is situated in a rank of well-kept homes on the ever-Popular British Road, moments from North Street. Upon entry you're greeted by a eye catching tiled entrance hall which leads you into the open plan dining area, the lounge area is cosy and comes complete with stripped pine floorboards, wood burner with timber surround and granite hearth. There is also original coving and picture rails. Beyond the dining area lies the separate kitchen, bright and spacious with a range of matching wall and base units, laminated worksurfaces with tiled splash backs, electric hob with oven/extractor and breakfast bar area.

Upstairs, you will find two spacious double bedrooms, each offering plenty of natural light . The family bathroom is fitted with a classic white three-piece suite, offering a bright and fresh space.

Outside, the property features a low-maintenance garden with convenient paving, ideal for outdoor dining or simply enjoying the fresh air. There is also rear access to a handy storage room/ bike shed with power, perfect for keeping your outdoor essentials organised.

Location

Located in Bedminster a short walk from the vibrant and exciting East Street, known for its abundance of street art and great selection of nearby restaurants, bars and independent shops. Surrounding green areas such as Victoria Park provide great local dog walks and enjoyable scenery to run & Exercise. Additionally, thriving areas such as the Harbour, Wapping Wharf, and City Centre are just moments away.

Further Information

Please Note

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British Road, Bedminster, Bristol, BS3

Approximate Area = 722 sq ft / 67 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 774 sq ft / 71.8 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). © ntechcom 2025. Produced for Hollis Morgan. REF: 1331153



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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