



196 Bedminster Road, Bedminster, Bristol, BS3 5NQ  
£425,000

A charming three bedroom home with stunning views and a sweeping 100 ft garden.

- Outstanding views
- Large private garden
- Suspension bridge views
- Spacious garage with front and back access and internal from hallway (2022: new garage roof fitted)
- Convenient Public Transport Links
- Well proportioned rooms
- Parson Street Primary School

#### The Property

Discover this charming 1930's semi-detached home, featuring a circa 100ft garden and breathtaking views of Bristol's vibrant landscape and the iconic Clifton Suspension Bridge.

This beautifully maintained and updated 3-bedroom property boasts generous outdoor space, including a substantial decking area perfect for entertaining.

Upon entering, the porch leads to a welcoming hallway and spacious ground floor accommodation. The bright, well-proportioned living and dining rooms are seamlessly connected, featuring a large bay window and wood burner at the front, and French doors at the rear opening onto the patio and expansive decking. The modern kitchen is fitted with solid wood worktops and equipped with electric oven, gas hob, plumbing for dishwasher.

Upstairs, the master bedroom comfortably fits a double bed and includes integrated wardrobes and drawers, all while offering spectacular views across Bristol. An additional double bedroom and a versatile third room, ideal as an office or single bedroom, complete the upper floor. The family bathroom is tastefully appointed with a 3-piece suite, shower over the bath, and tiled walls.

The rear garden extends approximately 100ft, a rare find so close to the city centre. Mature shrubs and a well-kept lawn create a serene outdoor space, enhanced by a large decking area spanning the width of the house. Additional storage is accessible from the garden.

The property also features a generous front garden with ample driveway parking in front of the garage.

This delightful home effortlessly combines period charm with modern comforts, making it an ideal family residence.

#### Location

Located in one of Bristol's most sought after and popular locations, there is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate, Manor Woods Valley, Colliter's Brook and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

#### Other Information

Freehold

Council Tax Band: B

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not have been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



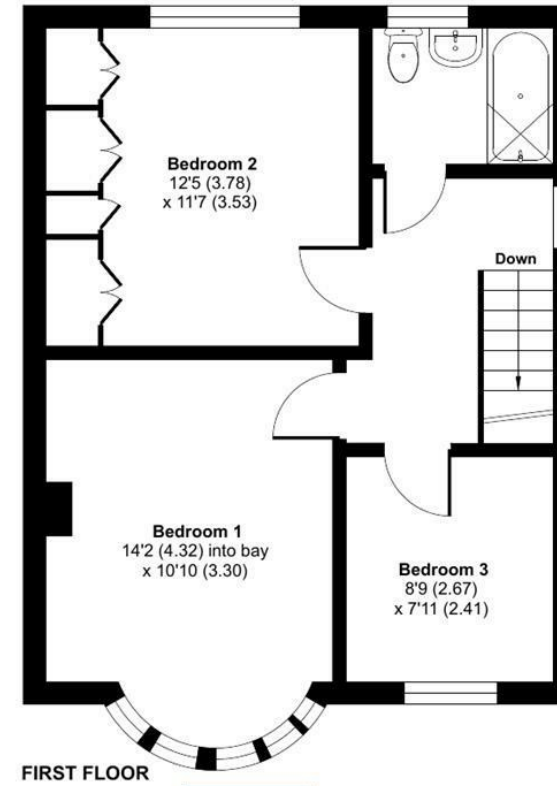
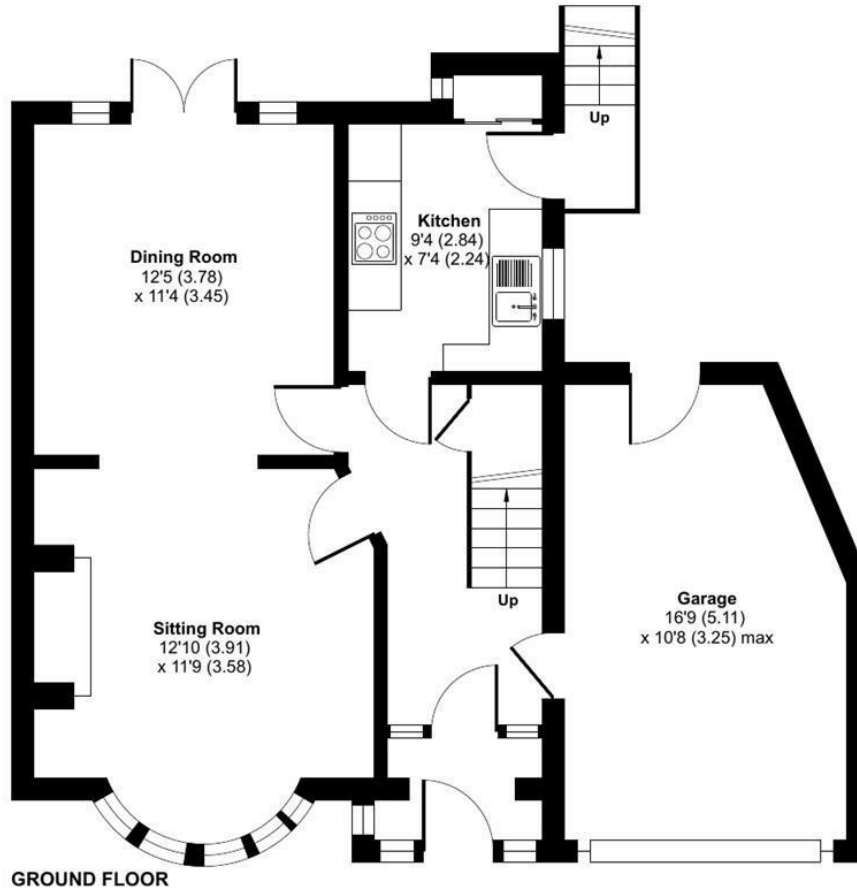
# Bedminster Road, Bedminster, Bristol, BS3

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1164 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1161170



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
	84		
	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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