

estate agents **auctioneers**

**hollis
morgan**



31 British Road, Bedminster, Bristol, BS3 3BS

£400,000

UNEXPECTDLY BACK TO MARKET - 13TH OCT - A classic and charming Victorian home with period features situated in the heart of Bedminster. Complete Chain.

- 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

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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 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.



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). © nitchecom 2025. Produced for Hollis Morgan. REF: 1331153



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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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