



FRANKLYN STREET

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56 Franklyn Street, St Pauls, Bristol, BS2 9LD  
£400,000

A Large double fronted period property with great opportunity to refurbish into a family home.

- Period Family Home
- Double Fronted Plot
- Larger than average rear garden
- Car Port
- 1575.4 SQ FT

### The Property

A Freehold period property located in the corner of this quiet residential location with accommodation ( 1575 Sq Ft ) arranged over two floors. Sold with vacant possession.

Step into this four-bedroom Victorian end terrace, boasting a spacious back garden adorned with a convenient car port, perfect for your vehicles. This spacious property offers a separate kitchen and dining area complemented by a large living room and one shower room. Additionally, there is a sizable workshop nestled within the garden. All of this nestled in the sought-after residential enclave of St. Pauls.

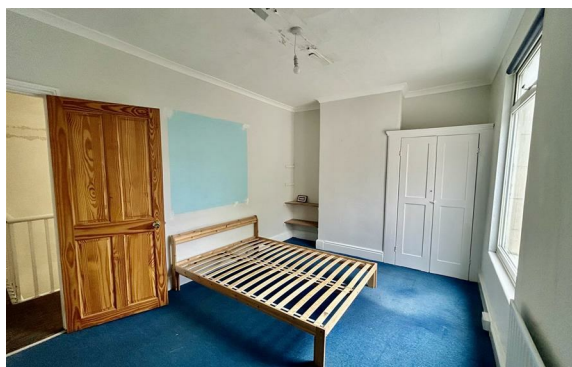
### Location

Franklyn Street is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

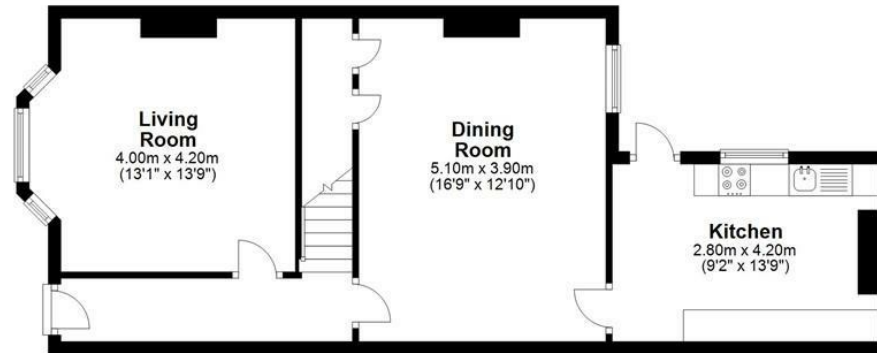
### Further Information

#### Please Note

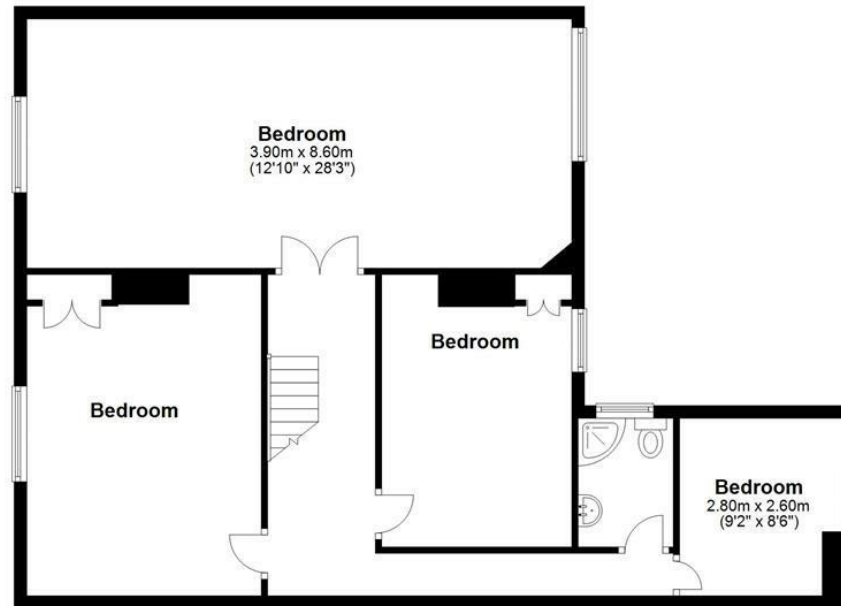
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### Ground Floor



### First Floor



Total area: approx. 146.4 sq. metres (1575.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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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