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**Boardwalk  
sold**  
BoardwalkBristol

**24 Pearl Street, Bedminster, Bristol, BS3 3EA**

**£475,000**

A timeless period home boasting original features and private rear garden.

- Bay Fronted Victorian Terrace
- Period Features
- Study Area
- Two Large Bedrooms
- Stunning Shower Room
- Smart Rear Courtyard Garden
- Utility Area
- Gas Central Heating

### The Property

This charming period home is nestled within the vibrant streets of Bedminster. With North Street only a short walk away, you benefit from an abundance of local shops, independent restaurants and a lively community feel.

Upon entrance to the property, you are greeted with timeless wooden floorboards which continue throughout the home. This entices you into the front reception room, radiant and filled with natural light accentuating the quintessential Victorian features, all with the bonus of a log burner bringing a sense of cosiness and warmth to the room. Continuing on there is a spacious open dining room, ideal for family dinners or hosting which seamlessly leads through to the kitchen. Equipped with fitted appliances and a calming colour scheme, this space is tranquil and practical. The ground floor benefits further from Separate W.C and storage area.

Ascending to the first floor reveals 2 large double bedrooms, showcasing classic period features. The master bedroom is flooded with light and warmth from the bay window and has fitted wardrobes, providing an abundance of storage. Completing this floor is an open study space illuminated by the skylight which leads to the picturesque main bathroom, equipped with a generous walk-shower.

Outside there is a low maintenance and highly practical rear garden mainly laid to patio with storage shed.

### 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.

### Please Note

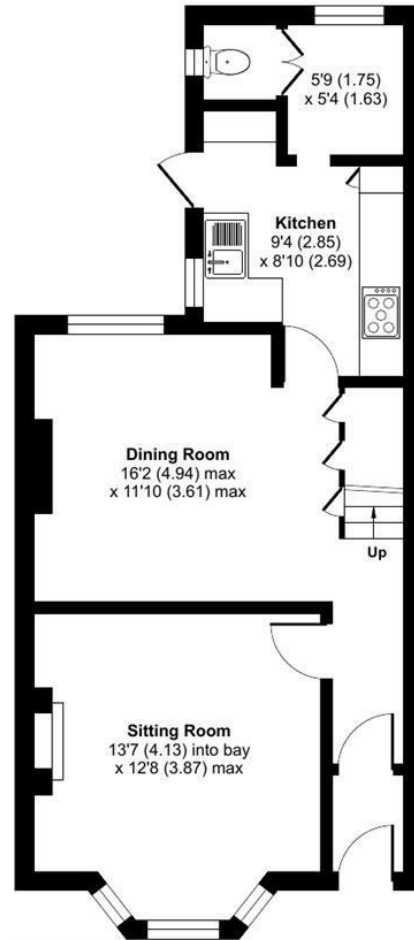
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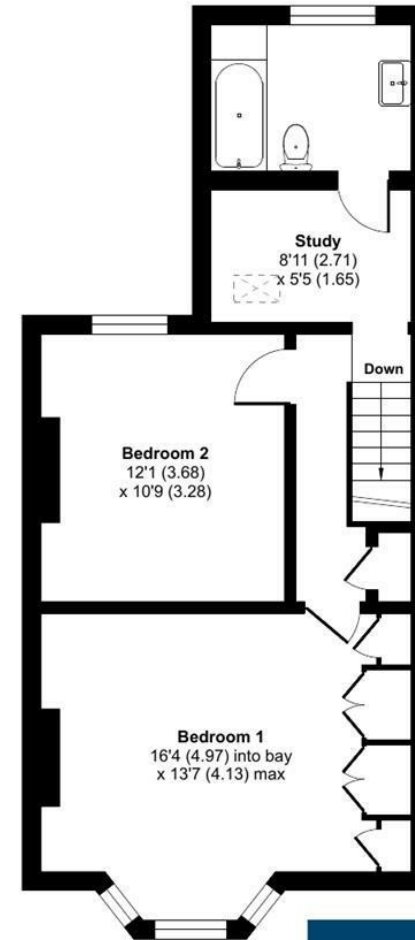
# Pearl Street, Bristol, BS3

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Hollis Morgan. REF:1253476



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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	
	87		
	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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