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76 St. Johns Lane, Bedminster, Bristol, BS3 5AQ

£375,000

A spacious mid terrace Victorian property with rear extension, ideal first time purchase or H.M.O investment.

- Highly popular Victoria Park
- Separate reception room/ 4th Bedroom
- Open plan dining room/ kitchen
- Family bathroom
- Shower room
- Partially converted 32.6 sqm attic
- Family Home
- Licensed H.M.O.
- EPC: C

The Property
This charming Victorian terrace, nestled on the ever-popular St. Johns Lane, is a true gem offering far more space than initially meets the eye. As you step inside, you will discover a welcoming reception room/ 4th bedroom at the front complete with a large bay window that bathes the room in natural light—creating the perfect space for relaxing or entertaining.
The heart of the home lies in the open-plan dining room and kitchen, seamlessly connected and designed for modern living. Adjacent to this, a generously sized family bathroom is elegantly fitted with a classic white three-piece suite, a separate shower, and a heated towel rail for added comfort.
The kitchen is a true highlight, boasting ample storage with its maple-coloured floor and wall cabinets, complemented by sleek black worktops. Fully equipped with a gas hob, extractor fan, washing machine, and fridge freezer, it provides everything needed for daily life. A door leads directly to the easy-to-maintain courtyard garden, offering a peaceful outdoor retreat and the ideal setting for entertaining guests.
Upstairs, you will find three spacious and light-filled bedrooms, each offering plenty of room to grow or unwind. An additional tiled shower room with WC completes this floor, making the property both practical and comfortable. The property also benefits from a partially converted attic, offering an additional 32.6 square metres of versatile space—ideal for a variety of uses.
Outside is a generous rear garden laid to patio with rear access.
Whether you are a growing family, a first-time buyer, or seeking an investment opportunity, this property is certain to impress with its combination of space, charm, and excellent location.

The Location
Nestled in the sought after residential enclave of Victoria Park, St. Johns Lane enjoys a prime position, within minutes of the green space of Victoria Park and just a short stroll from the vibrant heart of North Street. Here, you'll find an eclectic mix of local amenities—from convenient stores and charming independent retailers to an array of inviting pubs, bars, and restaurants, all contributing to the area's lively community atmosphere.
Bristol City Centre lies approximately one mile away, easily accessible for work or leisure, while Temple Meads railway station is just a brisk 15-minute walk, making commuting a breeze. For those venturing further afield, the M32 offers swift links to both London and Cardiff, and Bristol International Airport—continually expanding and evolving—is a mere 20-minute drive away.

Rental Information
Fully licensed HMO with an attractive and consistent yield - more details to follow.

Other Information
Freehold.
Council Tax Band: B
Sold with vacant possession

Please Note
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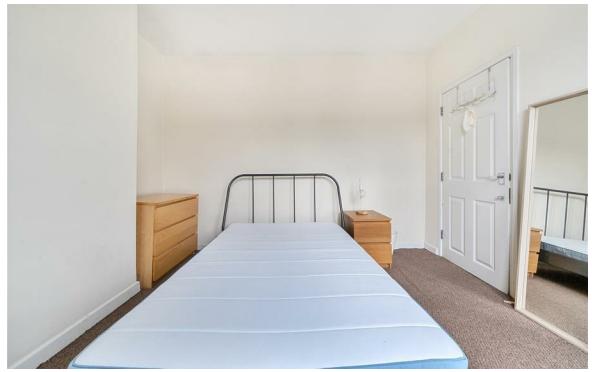
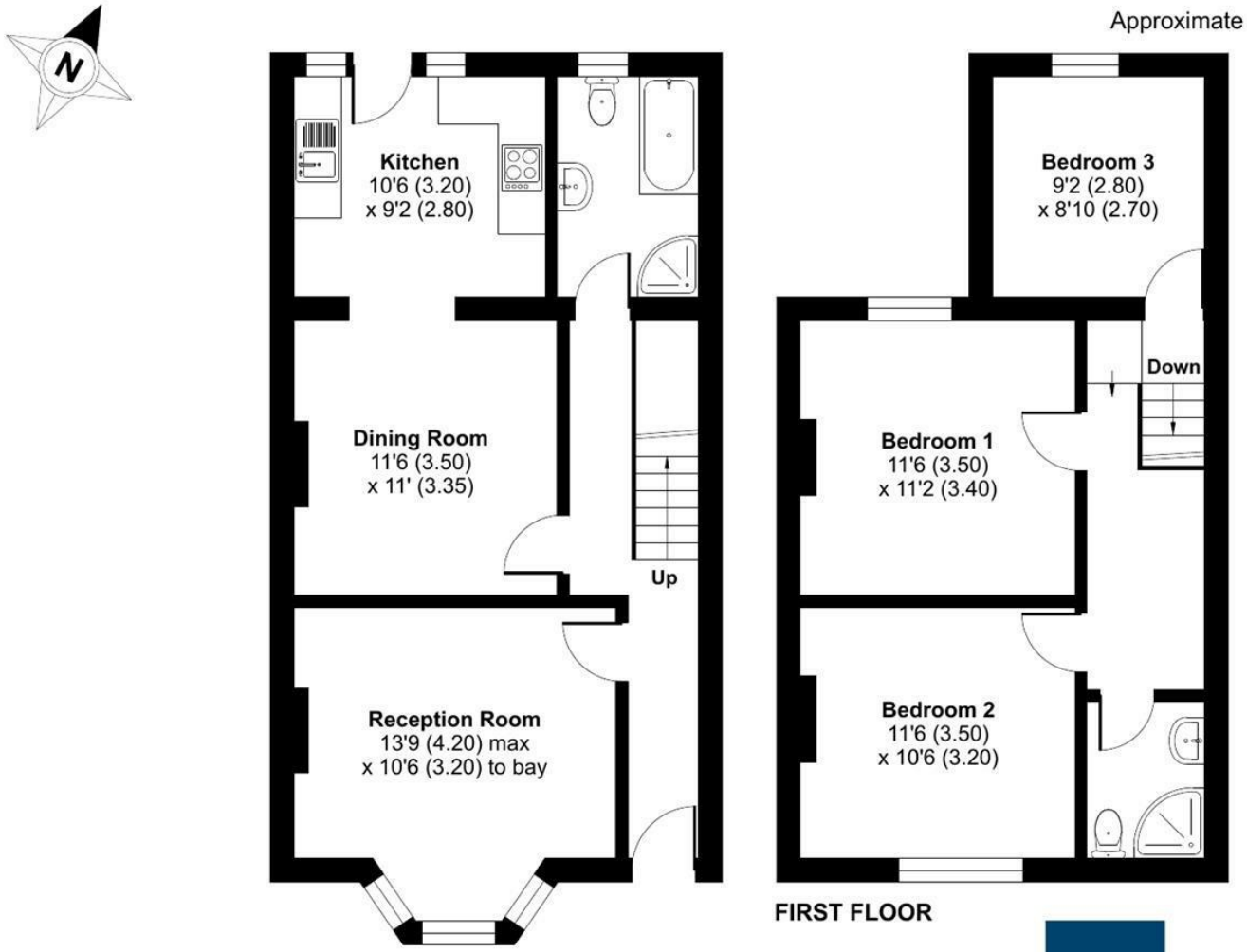


St. Johns Lane, Bristol, BS3

Approximate Area = 1036 sq ft / 96.2 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). ©nichecom 2025. Produced for Hollis Morgan. REF:1281823

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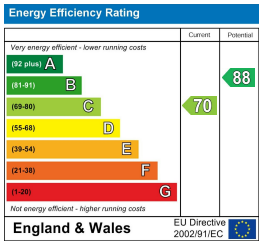

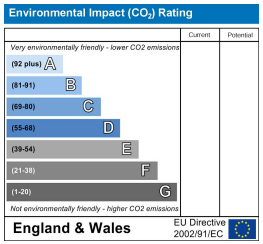

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