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**hollis  
morgan**



51 Pearl Street, Bedminster, Bristol, BS3 3DZ

£625,000

An outstanding Victorian home which has been renovated to an exceptional quality.

- Underfloor heating
- Newly renovated
- High quality finishes
- Stylish 'Howdens' kitchen
- Charming 'Heritage' bathroom fittings
- Three double bedrooms
- Two En-suite bathrooms
- Sunny rear garden
- Victorian Property
- No onwads chain

### The Property

Nestled within the picturesque streets of Bedminster, this meticulously renovated Victorian gem beckons with its timeless charm and modern allure.

Upon entry to the property, the dedication of the refurbishment is evident, as the ground floor unfolds with grace, beginning with a luminous front reception room boasting a grand bay window, inviting in abundant natural light. Continuing through, a second reception room awaits, ideal for hosting gatherings or intimate dinners, seamlessly transitioning into an open plan kitchen. Adorned in a captivating charcoal and dove color scheme, complemented by brass fittings and elegant wooden-effect worktops, equipped with integrated appliances including a fridge/freezer, dishwasher, and washing machine. Beyond the kitchen lies a serene garden oasis, accessible through rear French doors, awaiting your personal touch.

Ascending to the first floor reveals two generously sized double bedrooms, with the master suite boasting a delightful en-suite bathroom adorned with charming mock Victorian tiling and featuring a spacious walk-in shower. Completing this level is a separate three-piece bathroom, showcasing a luxurious freestanding bathtub for indulgent relaxation.

The journey continues upward to the top floor, where a third double bedroom awaits, accompanied by its own en-suite bathroom, a convenient separate cupboard, and a velux window flooding the space with warmth and brightness.

Experience the perfect blend of historic elegance and contemporary comfort in this enchanting Victorian residence, where every detail has been thoughtfully curated to elevate your lifestyle.

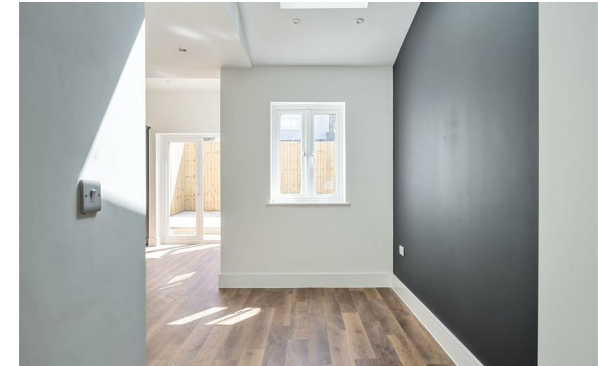
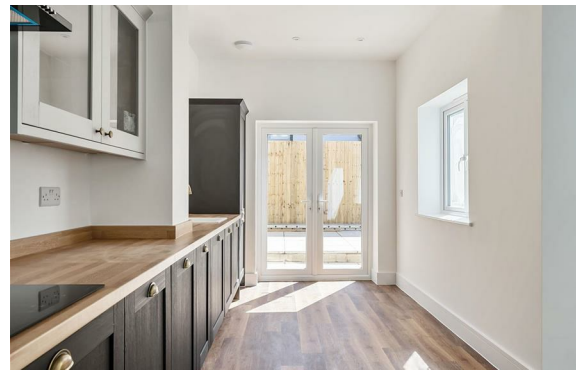
### Location - Bedminster

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.



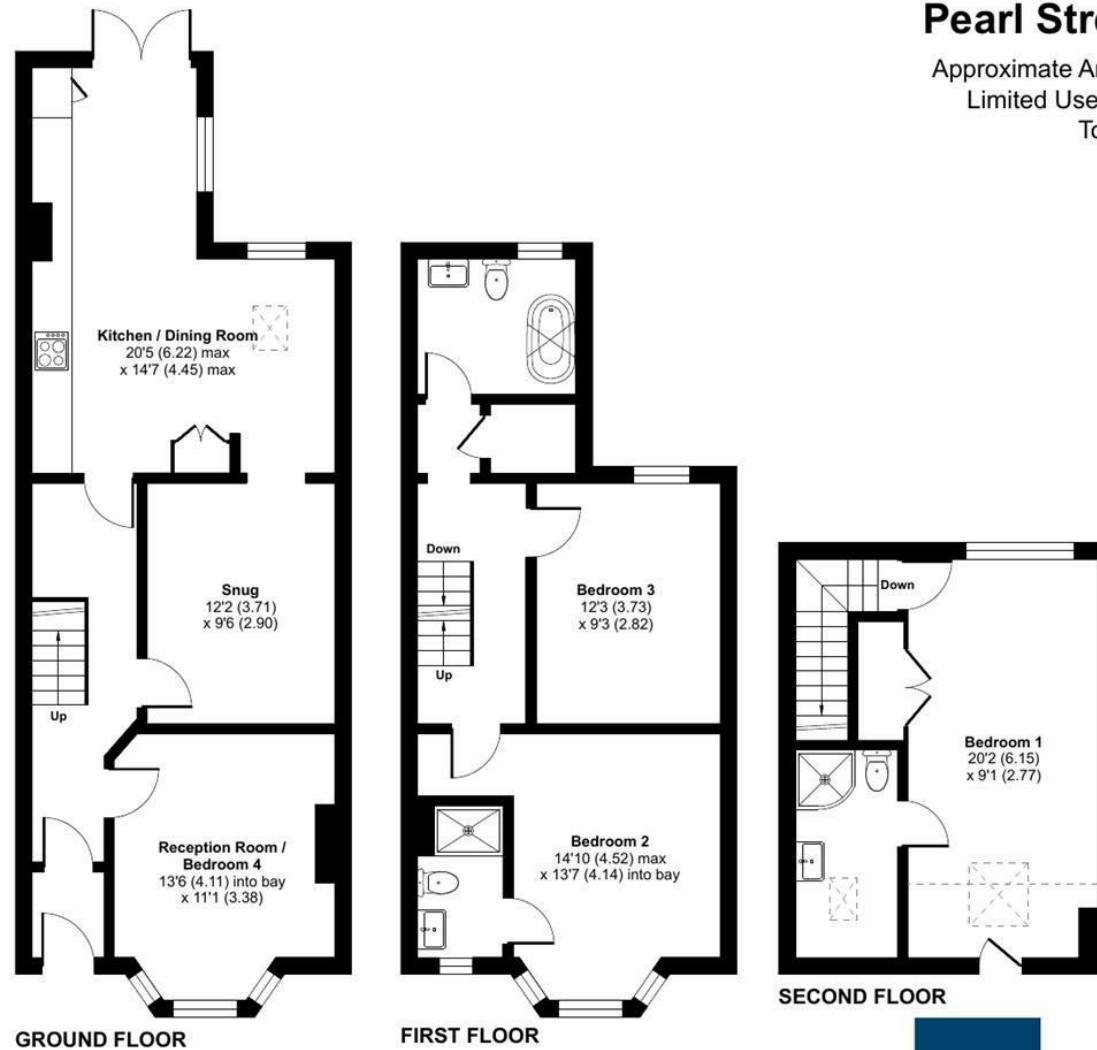
# Pearl Street, Bristol, BS3

Approximate Area = 1379 sq ft / 128.1 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1415 sq ft / 131.4 sq m

For identification only - Not to scale



Denotes restricted head height



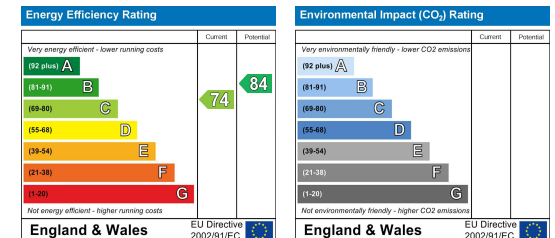
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hollis Morgan. REF: 1109409



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