



## Hall Street, Bedminster, BS3

Cj Hole Southville are delighted to welcome to the sales market this two bedroom, Victorian terraced home in Bedminster.

Asking Price £330,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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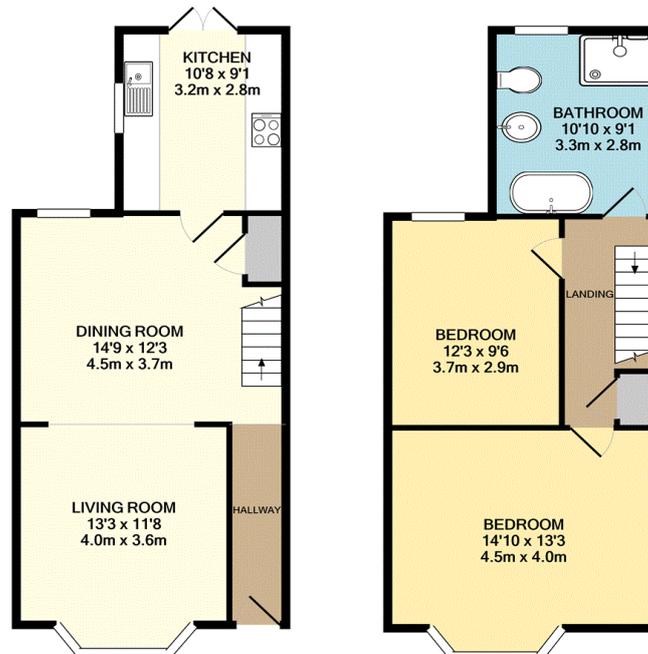
- Beautifully Presented Victorian Terrace
- Two Double Bedrooms
- Spacious Bay-Fronted Lounge/Diner
- Fitted Kitchen
- Modern Upstairs Bathroom
- South-Facing Garden
- Immaculate Condition
- Short Walking Distance To North Street

This fantastic, well-presented home offers light and spacious accommodation comprising of a fitted kitchen with integrated appliances and a bay-fronted lounge/diner featuring a gas fireplace and beautiful archway. Patio Doors from the kitchen provide access to a south facing walled garden; the perfect space for entertaining guests.

The first floor hosts a generous bay-fronted master bedroom, a second double bedroom and a thoughtfully designed modern bathroom with sand coloured floor to ceiling tiling and separate shower and standalone bath tub.

This excellent home is ideally situated on Hall Street, only a short walk from North Street and West Street which offer a range of local amenities such as shops, bars, cafes and restaurants. This property is within close proximity of the metro-link, Bristol link road and Parson Street train station only a minute walk across the road providing excellent transport links. A vast array of well-respected schools and open green spaces are nearby. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

This lovely home is in immaculate condition throughout, viewings are highly recommended.



GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)  
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