



## St. Johns Lane, , Bristol, BS3 5AB

- Loft Room & Two Bedrooms
- Allocated Parking
- Superb location
- Ideal For First Time Purchasers
- EPC Band D
- Conservatory
- Private Garden
- Close to Victoria Park
- Freehold

**Offers In The Region Of £350,000**





# St. Johns Lane, , Bristol, BS3 5AB



Hunters are pleased to present for sale this two bedroom home sitting on the edge of St Johns Lane in Bedminster. Having been lovingly cared for by the present vendor its sure to prove perfect for any couple or first time buyers looking for a good sized home in this great location close to the pretty Victoria Park.

Internally you are greeted by the entrance hall, which opens to the kitchen and living room. There is a conservatory sitting to the rear which opens to the garden. Upstairs there are two double bedrooms and three piece bathroom, the current sellers have also added a loft room, which is currently being used as a third bedroom.

Outside the rear garden is a private space and is laid with patio and artificial lawn, whilst the front is well stocked and offers ample space for bin and bike storage. There is also the addition of allocated off street parking next to the property.

St Johns Lane sits close to the pretty Victoria Park, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a two mile walk to North Street, Wapping Wharf and Temple Meads station.

TENURE  
FREEHOLD

COUNCIL TAX BAND  
B

EPC BAND - Band D - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2289-0580-2825-3365>





# St. Johns Lane, , Bristol, BS3 5AB



lounge  
14'1" x 12'1"

conservatory  
9'10" x 9'10"

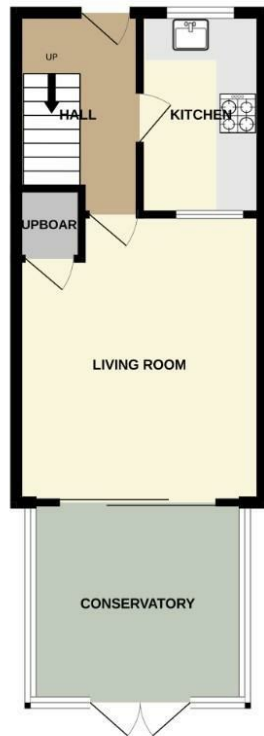
bedroom two  
12'0" x 8'2"

kitchen  
9'10" x 6'0"

bedroom one  
12'1" x 8'9"

loft room  
9'10"/262'5" x 10'5"

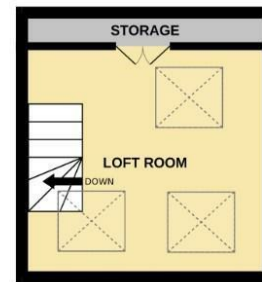
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.