



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

- Well Presented Throughout
- Extended Kitchen/ Diner
- Separate Sitting Room
- Modern Kitchen
- Rear Gated Access
- 0.3 Mile Walk To Victoria Park
- Double Bay Fronted
- Upstairs Bathroom & Three Double Bedrooms
- Quirky Design
- No Onward Chain

**£435,000**

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We are thrilled to offer to the market this well presented three bedroom double bay fronted home sitting just a 0.3 mile walk to the popular Victoria Park. Having been thoughtfully updated by the present vendor the property is sure to prove ideal for any couple or family looking for a good sized home within strolling distance to Victoria Park.

Internally the ground floor offers a porch, with access to the bay fronted sitting room and large reception room which affords a view over the garden and access to the kitchen. The kitchen has been extended to incorporate a great sitting area with modern 'U' shaped units over looking the rear garden. Upstairs, there are three bedrooms, all of which will fit double beds, the largest of which spans the width of the house. The bathroom is fitted with a three piece suite to include a 'P' shaped bath. Outside the rear garden offers gated secure rear access, and faces west, making most of the afternoon and evening sun, it offers a great seating area with the border being surrounded by established trees and bushes.



The property is well presented throughout, and would be prove ideal for a family or couple looking for something a bit different with the potential for further extension (in the loft subject to permission).

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**EPC BAND - D - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;**  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9015-3004-8207-0349-6200>



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



**SITTING ROOM**  
11'6" x 10'10"

**BEDROOM ONE**  
14'8" x 11'0"

**RECEPTION ROOM**  
14'4" x 13'7"

**BEDROOM TWO**  
13'9" x 9'5"

**KITCHEN**  
19'5" x 9'5"

**BEDROOM THREE**  
10'4" x 9'6"



TOTAL FLOOR AREA - 960 sq.ft. (89.2 sq.m.) approx.  
 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 C302C

**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.



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