



£375,000

33 St Nicholas Road, St Pauls, BS2 9JJ

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33 St Nicholas Road St Pauls, BS2 9JJ

A lovely terraced Victorian property located in the ever popular St Pauls. This well presented home has undergone extensive works to improve it while retaining many period features including sash style windows, cornice and stripped wooden floors and doors.

The ground floor accommodation comprises an entrance hall leading to the main reception room with bay window, a period fireplace, and exposed floorboards.

On the other side of the central staircase is a second reception room with built-in storage, stripped wooden floorboards and double doors leading out to the garden.

At the rear of the property is a bright fitted kitchen with a range of wall and base units, chrome fittings and contrasting wooden countertops and tiled splashback. The kitchen feels light and bright thanks to dual aspect windows and a glazed patio door providing access to the garden.

On the first floor, there are two double bedrooms, the master bedroom spans the entire width of the property. Both bedrooms have feature fireplaces and



built-in storage cupboards. The family bathroom is located at the end of the landing and features a bath with a shower overhead, heated towel rail, w/c and wash basin.

Externally, the garden is south-west facing and features block paving throughout and raised beds with a range of mature shrubs and plants.

This property is conveniently located and provides walking access to Gloucester Road, Cabot Circus and the City Centre.





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Bristol, BS2 9JJ

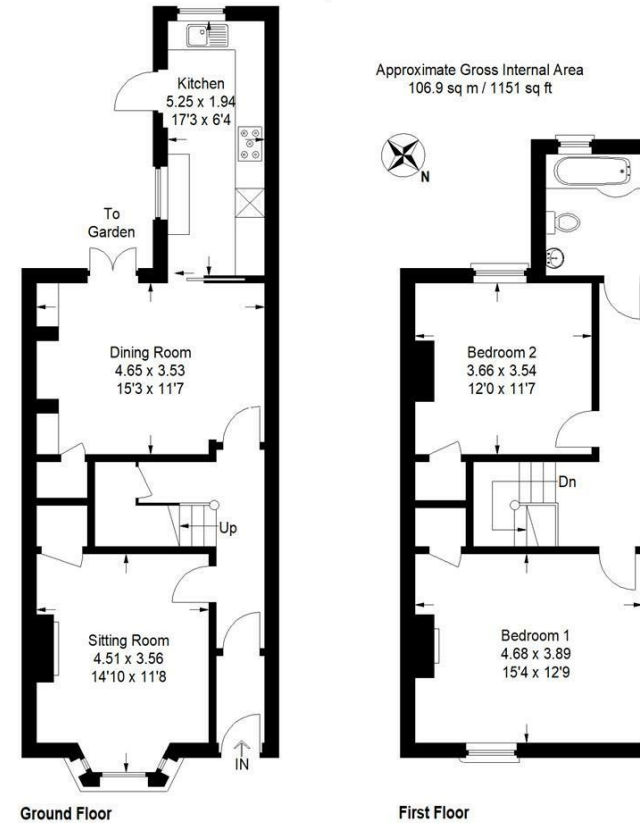

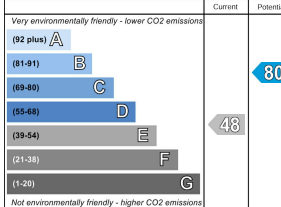


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
72	87	48	80
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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