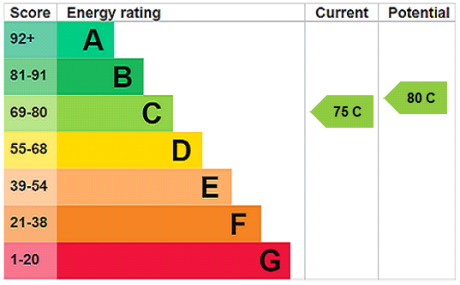
cj HOLE
est. 1867

43 ST. NICHOLAS ROAD, ST. PAULS, BRISTOL, BS2 9JJ

Offers in ecxess of £400,000

A BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED TWO-BEDROOM HOME, COMBINING ELEGANT ACCOMMODATION WITH EXCEPTIONAL ENTERTAINING SPACE. THE SUBSTANTIAL REAR EXTENSION CREATES A STRIKING OPEN-PLAN LIVING AREA, FINISHED TO AN IMPRESSIVE STANDARD AND DESIGNED FOR MODERN LIVING. THE PROPERTY FURTHER BENEFITS FROM TWO GENEROUS BEDROOMS AND TWO STYLISH BATHROOMS, WHILE BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN. A SUPERB HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED.

Occupying an enviable location, just a short stroll to the endless retailers and eateries in the award-winning Cabot Circus. The famous Montpelier and Stokes Croft are also within easy walking distance, with a distinct Bohemian feel, offering an endless array of independent retailers and Cafés, representing the best of locally sourced food and products, while St. Pauls offers the striking architecture and green spaces of Portland Square and Brunswick Square. Transport wise, a 20 minute walk will take you to Temple Meads train station with its strong travel links to London. The nearby M32 offers excellent access to the national M4 and M5 motorway network.



Council Tax Band: A
Tenure – Freehold
EPC rating - C

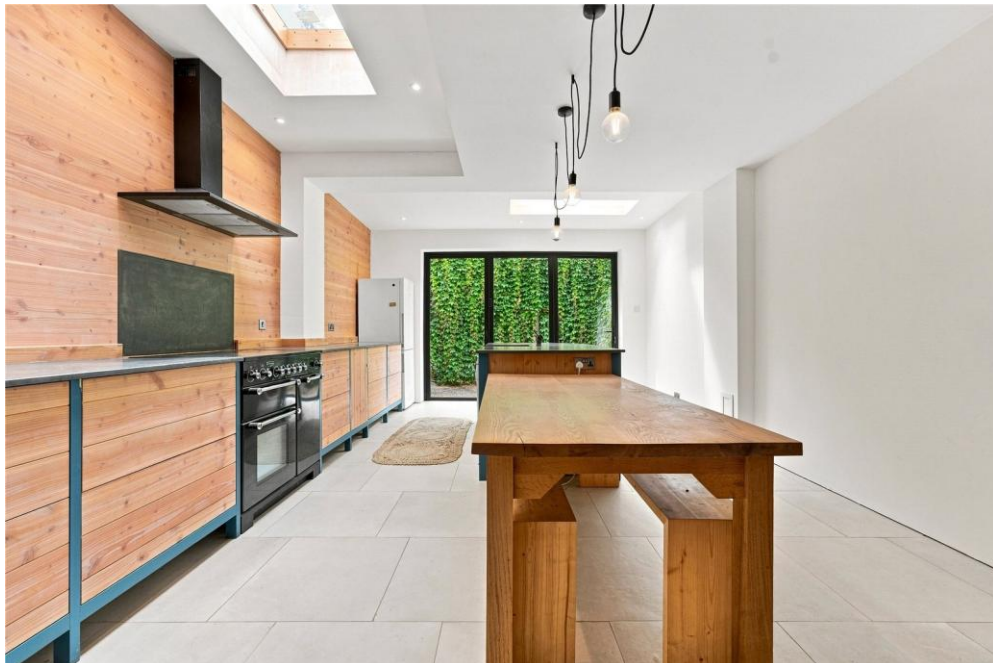
Upon entering, a welcoming hallway provides bespoke built-in storage and leads through to the beautifully arranged ground-floor accommodation.

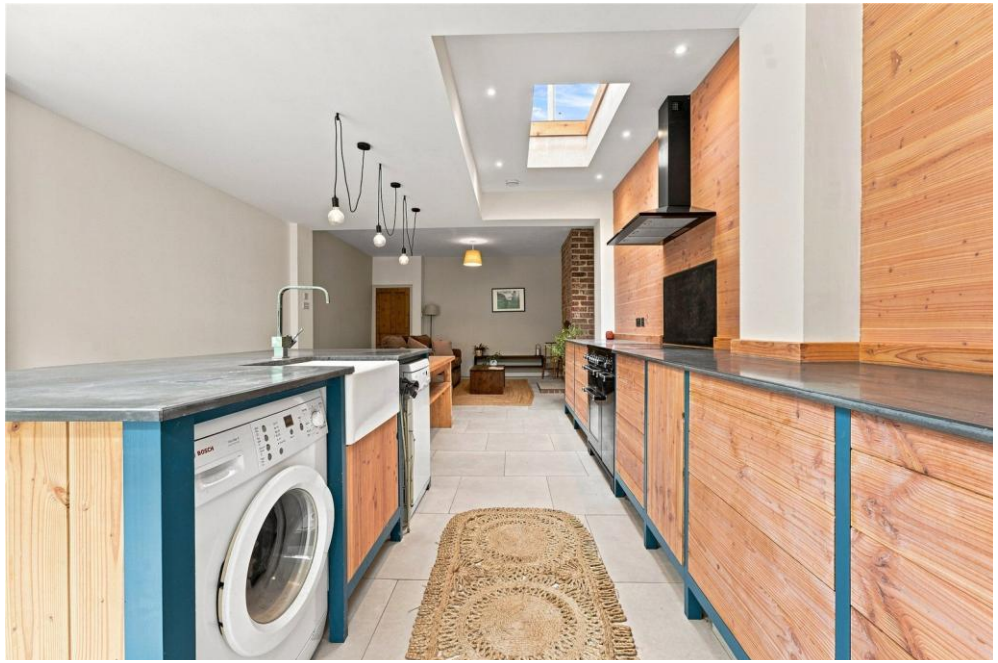
To the front, the elegant living room retains a wealth of character, with double-glazed sash windows, original-style radiators and a feature fireplace housing a log-burning stove. The ground floor also benefits from a well-appointed shower room and an exceptional extended kitchen and dining space. Designed for both everyday living and entertaining, this impressive room features an exposed-brick chimney breast, roof lanterns that draw in an abundance of natural light, and bi-folding doors opening directly onto the rear courtyard garden.

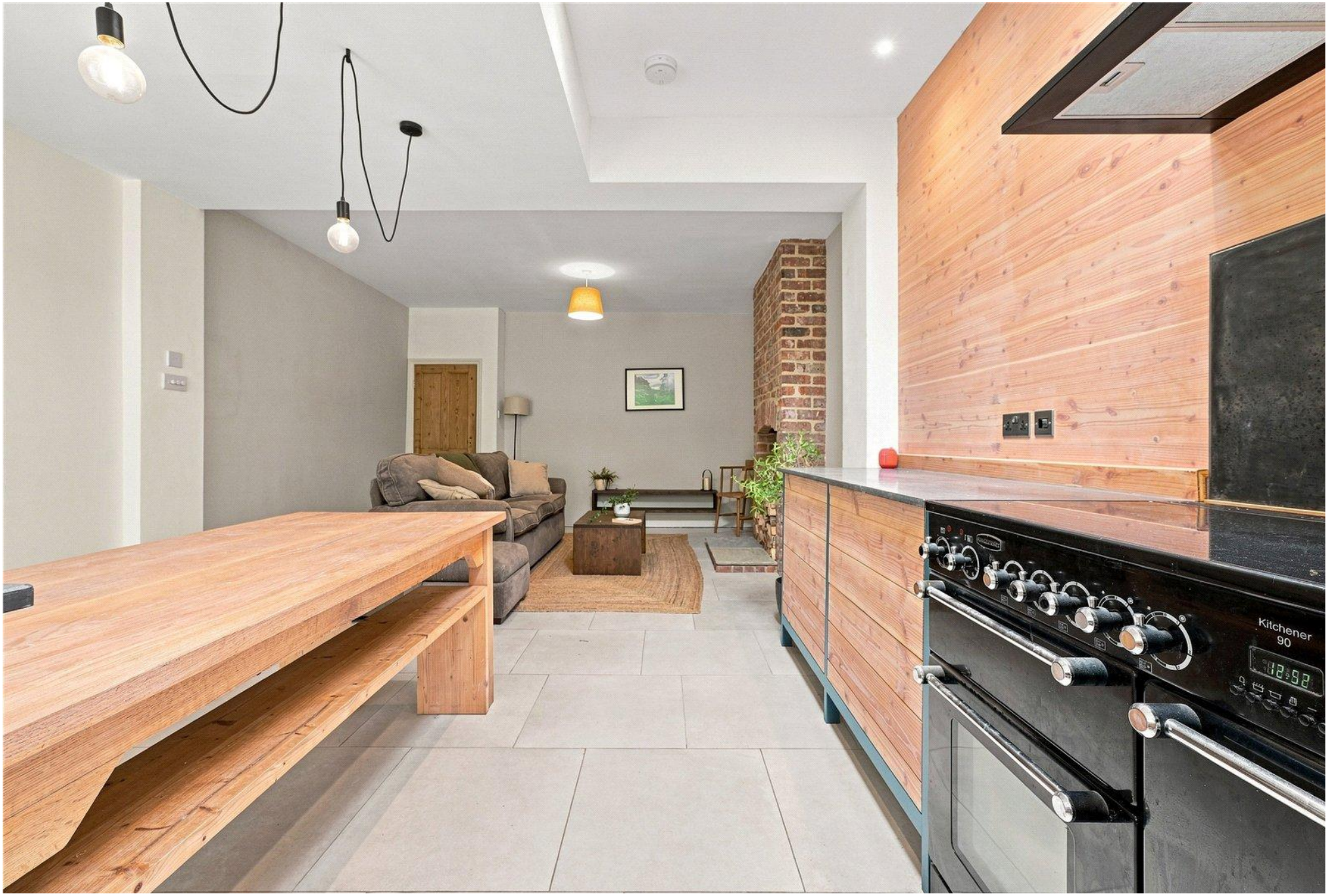
Upstairs, the first floor offers a generous principal bedroom extending across the full width of the house, alongside a further well-proportioned double bedroom. A stylish family bathroom completes the accommodation, fitted with both a bath and separate shower.

Externally, the property enjoys a private courtyard garden to the rear, providing a low-maintenance outdoor space for relaxing and entertaining.

Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.






Kitchener
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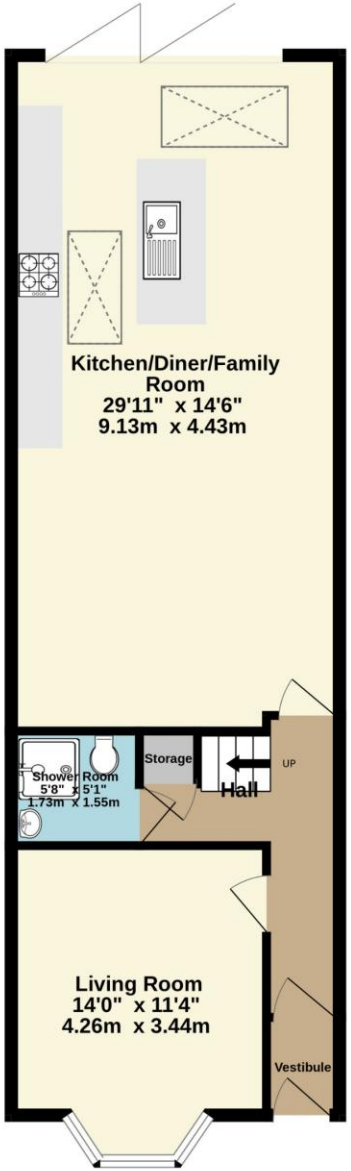
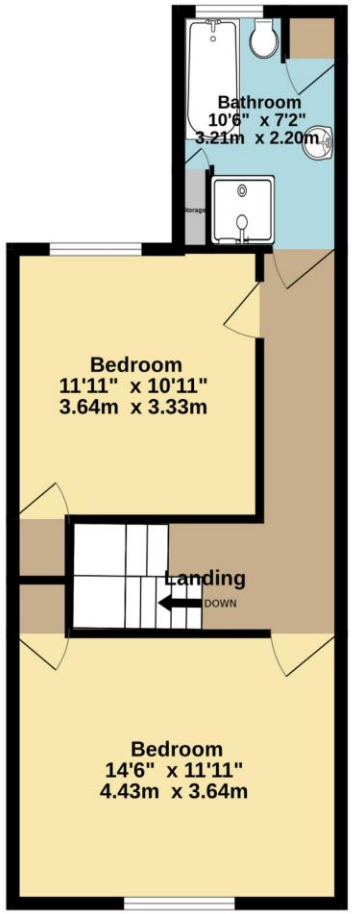
Ground Floor
692 sq.ft. (64.3 sq.m.) approx.



1st Floor
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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.
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Office: Bishopston Sales
bishopston@cjhole.co.uk

92-94 Gloucester Road, Bristol, BS7 8BN

Tel: **0117 9232 888**

E: mailto:bishopston@cjhole.co.uk

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