



Period family home close to North Street and Wapping Wharf.

Park Road, Southville, Bristol, BS3

£585,000 Freehold



Three-storey Victorian family home • Bay-fronted sitting room • Open-plan kitchen/dining/family room • Principal bedroom with en suite bathroom • Three further bedrooms & family bathroom • South-facing garden • Residents parking • Close proximity to Ashton Gate primary school, North Street and Wapping Wharf

Local Information

Southville is an extremely popular location with a wonderful array of independently owned restaurants and bars, in addition to the Tobacco Factory, situated on North Street. You can walk into the city centre approx. 0.6 miles distant via Coronation Road and over Gaol Ferry Bridge and along the Harbour to M Shed, Arncliffe and all the amenities on offer including theatres, restaurants and bars. Bristol has two mainline train stations, the closest of which is Temple Meads with services to a number of cities nationwide. Bristol Airport offers flights to many European cities and some long haul destinations.

About this property

A three-storey four bedroom Victorian family home situated on a quiet residential road in popular Southville. The property has been extended and enhanced throughout by the current owners and enjoys a high degree of natural light due to its sunny orientation.

A welcoming entrance hall provides access to a bay-fronted sitting room at the front elevation with period fireplace and surround, sash windows and stripped wooden flooring. Along the hall, a doorway opens into the open-plan kitchen/dining/family room. This space affords ample natural light via the bi-fold doors opening out to the south-facing garden and roof lantern above. A

range of wall and base units are complimented by a central island with five-ring Neff gas hob, oven and downdraft extractor. In addition there is a 1 ½ bowl sink and integrated dishwasher and washing machine. A useful pantry cupboard provides additional storage space.

Stairs rise to the first floor which includes three of the four bedrooms and a family bathroom. The rear bedroom enjoys an open outlook across the rear gardens and a useful airing cupboard houses the Vaillant boiler. The principal bedroom is situated on the top floor and is serviced by an en suite bathroom. There is ample space for free-standing furniture and a Juliet balcony provides further views across neighbouring rooftops and towards the hills of Dundry.

At the rear, a low-maintenance level garden enjoys a southerly orientation with raised flower beds and plenty of space for alfresco dining.

Local Authority

Bristol City Council

Energy Performance

EPC Rating = C

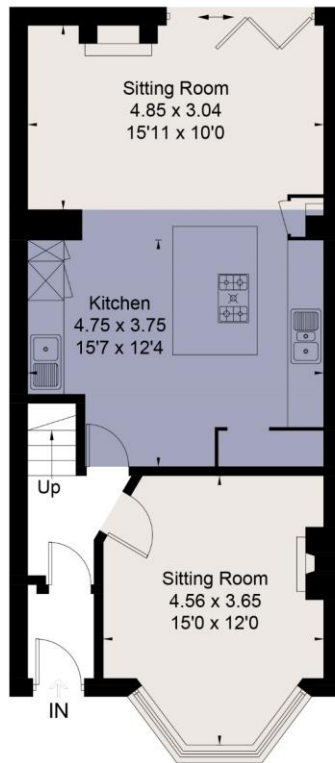
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Tele: +44 (0) 117 933 5800.

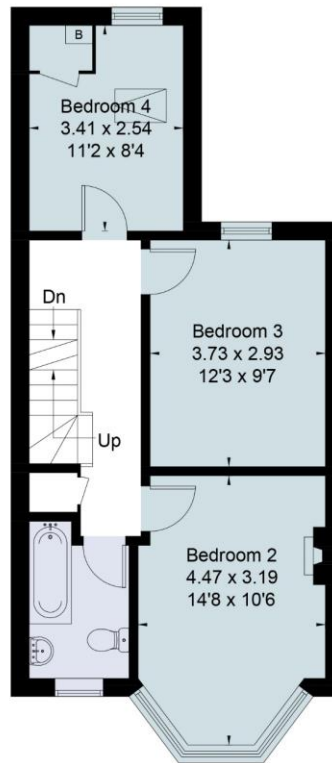




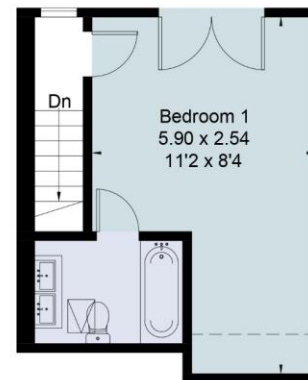
Approximate Area = 129.7 sq m / 1396 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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