



## Period family home close to North Street and Wapping Wharf

**Raleigh Road, Southville, Bristol, BS3**

£615,000 Guide Price





Three-storey Victorian family home • Bay-fronted sitting room • Open-plan kitchen/dining/family room • Principal bedroom with en suite shower room • Three further bedrooms & family bathroom • South-facing garden with gated rear access • Residents parking • Close proximity to Ashton Gate & Southville 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 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. Greville Smyth Park is around 0.4 miles away with play area, tennis club and bowling green. Ashton Court offers 850 acres of open space with many cycle trails, golf course and picnic areas. Bristol has two mainline train stations, the closest of which is Temple Meads (approximately 1.5 miles away) 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 with well-balanced accommodation only 350 yards from popular North Street. 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, previously two rooms which have been opened up, measuring approximately 8.3m x 3.6m with

space for seating and a play room to the rear. A number of period features have been retained including coving and ceiling rose. A single door at the rear of the sitting room opens into the open-plan kitchen/dining room, also accessed via the hallway. The kitchen/dining room is the heart of the home and has been updated in recent years with herringbone flooring underfoot, ample wall and base units, separate utility room and bi-fold doors opening out to the level rear garden. There is an abundance of solar gain via the bi-fold doors and two skylights above.

Stairs rise to the first floor with three of the four bedrooms found on this level. Bedroom two is positioned at the front elevation; a generous room with ample in-built storage. A stylish three-piece family bathroom serves the bedrooms on this level with shower over bath, low-level WC and wash hand basin. The principal bedroom is on the top floor and is served by an en-suite shower room and there is plenty of eaves storage.

The south-facing rear garden is low-maintenance with a small paved area leading to an artificial lawn. Enclosed by boundary walls and fencing with a number of shrubs at the rear border and a useful storage unit. There is secure gated access at the rear accessed via Birch Road. The property is fronted by a small paved area which includes a hand-built bike-storage unit.







Approximate Area = 159.7 sq m / 1719 sq ft (Including Eaves Storage)

Including Limited Use Area (9.7 sq m / 104 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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#### Tenure

Freehold

#### Local Authority

Bristol City Council, Bristol

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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