



55 Upton Road, Southville, Bristol, BS3 1LW



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Double bay windowed Victorian terrace
- Two double bedrooms
- Sought after road
- Larger than average garden
- Generous upstairs bathroom
- Stunning 23'9 max x 8'11 kit/diner

A fine example of a 2 double bedroom Victorian terrace in one of Southville's favoured roads. The property is light and airy, and generously proportioned throughout, with the added benefit of a delightful larger than average level, enclosed lawned rear garden, lending itself to a loft conversion (subject to the usual building regulations). Separate reception rooms plus a 23' x 8'11 kitchen/dining room give it plenty of living space, with 2 generous bedrooms upstairs and a good sized bathroom with separate shower.

Entrance Lobby

4'9 x 2'10

1.45 x 0.86m

Entrance Hall

18'9 x 2'10 (widening to 5' for 10'3)

5.71 x 0.86 (widening to 1.52 for 3.12m)

Lounge

15'4 into bay x 11'10

4.67 into bay x 3.61m

Dining Room

13' x 9'10

3.96 x 3m

Kitchen/Dining Room

23'9 max x 8'11

7.24 max x 2.72m

First Floor Landing

13' x 5'1

3.96 x 1.55m

Bedroom 1

15' into bay x 15'2 max

4.57 into bay x 4.63m

Bedroom 2

13' x 9'9

3.96 x 2.97m

Bathroom

11'9 x 8'10

3.58 x 2.7m

Rear Garden

38'4 x 15'5 plus side

return 12'10 x 5'4

11.68 x 4.7 plus side

return 3.91 x 1.63m



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Homagon ©2023

For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0835-2816-7897-9725-6851>

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/southville>.