



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Ashton Gate Road,  
Southville,  
Bristol,  
BS3 1SZ

Offers over  
£395,000

**Entrance Hall**  
20'3 x 3, widening to 5'2  
for 12'6

6.17 x 0.91m, widening  
to 1.57 for 3.81m

**Lounge**  
13'8 into bay x 11'9

4.17 into bay x 3.58m

**Dining Room**  
12' x 9'7

3.66 x 2.92m

**Kitchen/Breakfast Room**  
10'2 max x 15'

3.1 max x 4.57m

**Utility Room**  
8'5 max x 7'5 max

2.57 max x 2.26 m max

**Downstairs WC**

2'6 x 4'3 max  
0.76 x 1.3m

**Bedroom 1**  
10'11 x 15'

3.33 x 4.57m

**Bedroom 2**  
12' x 9'6

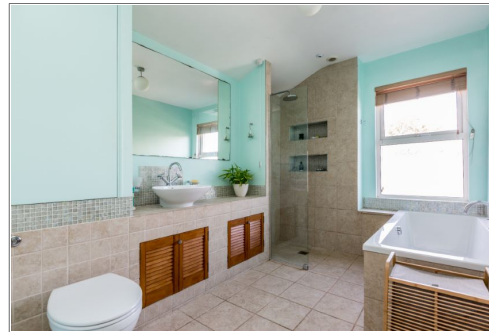
3.66 x 2.9m

**Bathroom**  
10'2 x 7'8

3.1 x 2.34m

**Rear Garden**  
27' x 15' plus side return

8.23 x 4.57m



A well proportioned and well presented extended 2 double bedroom Victorian terrace home, with a good sized rear garden, occupying a lovely position opposite highly rated Ashton Gate Primary school. Handy for local amenities of North St, Harbourside, Ashton Court to name but a few, and briefly comprising; entrance lobby, hall, open plan lounge/dining room, stylish kitchen/breakfast room, utility room, downstairs wc; upstairs 2 double bedrooms, bathroom. A classic 'must view'.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
55	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 976 sq ft (90.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given.  
Made with Blueprints 02/08

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