



urbanlighthouse
INDEPENDENT ESTATE AGENT

Gathorne Road,
Southville,
Bristol,
BS3 1LR

Offers over
£525,000

Entrance Hall**15'9 x 5'8**

4.8 x 1.73m

Lounge**15'5 into bay x 11'1**

4.7 into bay x 3.38m

Kitchen/Dining Room**23'4 max x 16'10**

7.11 max x 5.13m

Downstairs WC**5'7 x 2'1**

1.7 x 0.63m

Rear Garden**23' x 17'**

7.01 x 5.18m

First Floor Landing**Bedroom 1****16' into bay x 10'4**

4.88 into bay x 3.15m

Bedroom 2**13'2 x 9'5**

4.01 x 2.87m

Bedroom 3**9'9 x 7'4**

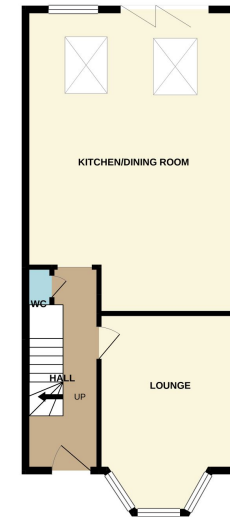
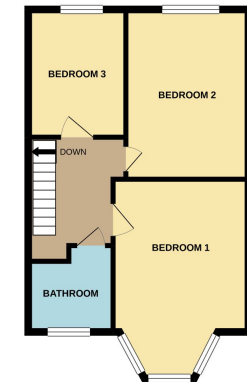
2.97 x 2.24m

Bathroom**6'8 max x 6'6**

2.03 max x 1.98m



A well presented 3 bedroom Victorian terrace set on one of Southville's sought after roads, just off vibrant North St, with a spectacular 23'4 x 16'10 open plan kitchen/dining room overlooking the level enclosed rear garden. The property also benefits from entrance hall, lounge with bay windows to the front, downstairs wc, then upstairs to 3 bedrooms and a white bathroom suite. There is scope to go into the loft to extend further if required. A stunning example of its type.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA: 1069 sq.ft. (99.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floor, ceiling, walls and of other parts, are approximate and not guaranteed to be exact. The floorplan is for guidance only and should be used as a guide only for any prospective purchaser. The property, fixtures and fittings shown are not to be taken as an offer of any particular product. The property, fixtures and fittings may vary from those shown and are for guidance only. See also the property's EPC for more details.

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



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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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