



28 Allington Road, Southville, Bristol, BS3 1PS



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INDEPENDENT ESTATE AGENT

- Charming Victorian home
- Unexpectedly spacious with flexible space
- Lounge & separate kitchen/diner
- A wealth of period features
- Handy for Harbourside & North St amenities
- Oak floor throughout the lower floors

This Victorian home is a little different to many local homes but buyers will appreciate its unique layout and charm. The lower ground floor provides a large flexible space for those wanting an office, studio or workshop, with an additional utility/wc. The main area opens up via bi folding doors onto the garden. The ground and first floor are more as you would expect in layout (see floor plan), other than the long halls, side staircase and landing atrium. There is a pleasant courtyard garden to the rear.



GROUND FLOOR
Entrance Hall & Lobby

Lounge 14'6 into bay x 12'2
max 4.42 x 3.71m

L-shaped kitchen/diner
Kitchen area 13'10 x 9'6
4.22 x 2.9m

Dining area 12'2 x 15'8 3.71
x 4.78m

LOWER GROUND FLOOR
Studio/workshop/office
26'8 max x 14'5 max
7.92 x 4.39m max

Utility/WC 10'10 max x 4'7
3.3 x 2.9m

FIRST FLOOR
Atrium landing

Bedroom 1 10'3 x 15'10
3.12 x 4.83m

Bedroom 2 12'3 x 12'7 3.73
x 3.84

Bedroom 3 6'6 min x 9'9
1.98 x 2.97m

Bathroom 7' x 6'3 2.13 x
1.9m

OUTSIDE
Enclosed front and rear
courtyard garden
Rear garden 21'8 x 15'6 6.6
x 4.72m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0345-2844-6730-2990-8221>

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