



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Merrywood Road,  
Southville,  
Bristol,  
BS3 1DY

Offers over  
£345,000

**Lounge**  
12'4 x 15'1  
3.76 x 4.6m

**Dining Hall**  
11'10 x 14'6  
3.61 x 4.42m

**Kitchen**  
9'7 x 14'  
2.92 x 4.27m

**Utility Lobby**  
5' x 4'  
1.52 x 1.22m

**Downstairs WC**  
4'10 x 4'7  
1.47 x 1.4m

**First Floor Landing**  
11'7 x 4'8  
3.53 x 1.42m

**Bedroom 1**  
12'4 x 15'2  
3.76 x 4.62m

**Bedroom 2**  
11'9 x 9'6  
3.58 x 2.9m

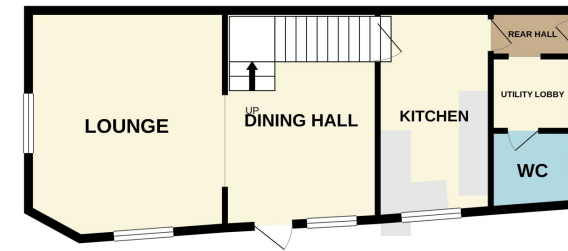
**Bathroom**  
8'9 x 14'1  
2.67 x 4.29m

**Outside**  
**Rear Courtyard**  
7'2 x 14'  
2.18 x 4.27m  
**Front Courtyard**



A stylish Victorian end terrace with 2 double bedrooms, luxury upstairs bathroom, separate reception rooms, generous kitchen, with the additional benefit of a downstairs wc and utility lobby. There is a very small courtyard rear garden, and a front courtyard too. This property is well presented throughout and exceptionally convenient both for the amenities of North St (within 50 yards), as well as the Harbourside and city centre.

**GROUND FLOOR**  
506 sq.ft. (47.0 sq.m.) approx.



**1ST FLOOR**  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.  
We'll every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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