



urbanlighthouse
INDEPENDENT ESTATE AGENT

Ashton Gate Road,
Southville,
Bristol,
BS3 1SZ

Offers over
£410,000

Entrance Lobby
3'9 x 3'1 (1.14 x 0.94m)

Entrance Hall
19'11 x 3'1 (widening to
5'2 for 12'3) (6.07 x
0.94m widening)

Lounge 13'7 into bay x
12'3 (4.14 into bay x
3.73m)

Dining Room 12'3 x 10'1
(3.73 x 3.07m)

L-shaped Kit/Breakfast
Room 21'1 x 15'8 max
(6.43 x 4.78m max)

Bedroom 1 11'4 x 10'1
max (3.45 x 3.07m max)

Bedroom 2 12'3 x 10'1
(3.73 x 3.07m)

Bedroom 3 10'6 x 7'10
(3.2 x 2.39m)

Bathroom 8' x 5'2
(2.44 x 1.57m)

Loft Space 10'10 x 15'8
max (3.3 x 4.78m max)

Rear Garden 27'6 x 15'
plus side return 14'8 x
6'10 (8.38 x 4.57m plus
side return)

Small Front Courtyard
Garden



A well presented extended Victorian terrace occupying a convenient location just off North St, adjacent to highly rated Ashton Gate primary school. The property has been extended on the ground floor and there is a useful loft space on the second floor. The main floors briefly comprise; entrance lobby & hall, lounge/dining room, large l-shaped kitchen/breakfast room; first floor landing, 3 bedrooms, upstairs bathroom. Outside is a mature pleasant level courtyard garden with large garden shed.



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