



urbanlighthouse  
INDEPENDENT ESTATE AGENT

South Liberty Lane,  
Bedminster,  
Bristol,  
BS3 2SR

£280,000

**Entrance Lobby****3'4 x 4**

1.02 x 1.22m

**Lounge****11'8 max x 13'1**

3.56 max x 3.99m

**Kitchen/Dining Room****10'3 x 13'1**

3.12 x 3.99m

**Rear Garden****14' x 10'7 min**

4.27 x 3.23m min

**First Floor Landing (in 2 sections)****8'8 max x 12'1 max**

2.64 max x 3.68m max

**Bedroom 1****14'8 max x 9'9m max**

4.47 max x 2.97m max

**Bathroom****7'7 x 4'2 min**

2.31 x 1.27m min

**Second Floor Landing****13'7 x 2'10 max**

4.14 x 0.86m max

**Bedroom 2****11' x 10' min (widening to 13'5 for 3'5)**

3.35 x 3.05m min

(widening to 4.09 x 0.86m)



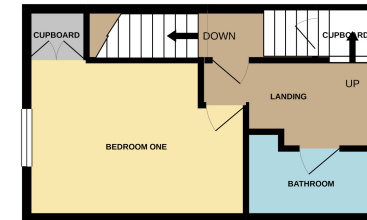
Just south of Winterstoke Road, just 0.1 mile from Redpoint climbing centre, is a small community network of a few roads of Victorian homes, of which this is one. The layout is quirky with lounge and kitchen/diner on the ground floor, double bedroom and bathroom to the first floor, further staircase to double bedroom on the second floor, with fabulous views to Ashton Court and across the Suspension Bridge. A south westerly facing courtyard garden with side access rounds off this well presented compact home.

**GROUND FLOOR**

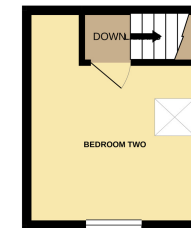
286 sq.ft. (26.6 sq.m.) approx.

**1ST FLOOR**

288 sq.ft. (26.6 sq.m.) approx.

**2ND FLOOR**

148 sq.ft. (13.8 sq.m.) approx.

**TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.**

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 operability or efficiency can be given.

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



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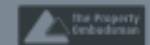
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed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

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