



36 Bealey Road, Southville, Bristol, BS3 1PY



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Three double bedrooms
- Exceptionally spacious throughout
- Plus 17'5 x 8'7 kitchen/breakfast room
- Victorian terrace
- Separate reception rooms
- Downstairs WC

A well proportioned 3 double bedroom family home on one of Southville's favoured roads, wonderfully located within easy reach of most of the city's limitless amenities on foot or by bicycle, but also easy access too, to the motorway network. The property is laid out over 3 floors, comprising; entrance lobby & hall, lounge, dining room, kitchen/breakfast room; to the first floor 2 double bedrooms and family bathroom, further staircase to 3rd double bedroom. Pleasant enclosed courtyard garden with a delightful south westerly aspect to the rear.

Lobby & Entrance Hall

Lounge
15'5 into bay x 11'6
4.7 into bay x 3.51m

Dining Room
13' x 9'6
3.96 x 2.9m

Kitchen/Breakfast Room
17'5 x 8'7
5.31 x 2.62m

Downstairs WC

First Floor Landing

Bedroom 1
11'9 x 15'1
3.58 x 4.6m

Bedroom 2
13' x 9'8
3.96 x 2.95m

Bathroom
10'4 x 8'5

Second Floor Landing

Bedroom 3
15'10 max x 15'2 max
4.83 max x 4.62m max

Rear Garden
12'4 x 15' plus side return
21'9 x 5'4
3.76 x 4.57m plus side
return 6.63 x 1.63m



TOTAL FLOOR AREA: 1385 sq ft (127.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors etc. are only taken as approximations and are not intended to be used for any legal or other purposes. The accuracy, completeness and applicability of these figures are not guaranteed as to their application in efficiency or to be given. Made with Mapbox (2022).

For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2804-1060-8917-1091-0338>

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