



14 Merrywood Road, Southville, Bristol, BS3 1DX



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- Spacious Victorian terrace
- Two generous reception rooms
- Light and airy throughout
- Two double bedrooms
- Several period features
- Charming enclosed garden

A charming and well presented two double bed roomed Victorian terrace occupying an enviable elevated position, convenient for local amenities on North Street as well as the harbourside and city centre amenities beyond. The property is light and airy throughout comprising of entrance lobby and hall, lounge with bay window to front, separate dining room, fitted kitchen. To the first floor are two double bedrooms and a generous bathroom suite. There is a pleasant enclosed rear garden with no onward chain.

<b>Front Garden</b>	<b>First floor landing</b>
<b>Entrance lobby</b>	<b>Bedroom 1</b> 11'7 x 14'7 max 3.56 x 4.46 max
<b>Entrance Hall</b> 24'10 x 3 widening to 14'8 x 5'2 7.85 x 0.92m widening to 4.48 x 1.57m at the staircase	<b>Bedroom 2</b> 12'5 x 11'9 3.8 x 3.6m
<b>Lounge</b> 13'8 into bay x 11'3 max 4.3 into bay x 3.43m max	<b>Bathroom</b> 11'1 x 7'2 3'4 x 2'2m
<b>Dining Room</b> 12'4 x 11'6 max 3.77 x 3.52m max	<b>Rear Garden</b> 20'7 x 14'7 plus side return 11'9 x 5'8 6.4 x 4.5m plus side return 3.62 x 1.73m
<b>Kitchen</b> 11 max x 8 3.42 x 2.45m	



TOTAL FLOOR AREA: 991 sq ft (92.1 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other data are approximate and are not intended to be used for any other purpose or as a statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and are provided as to their availability or efficiency can be given. Made with MyPlan 10000

For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2200-1149-0472-1211-1217>

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