



8 Milford St, Southville, Bristol, BS3 1EE



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Three storey Victorian townhouse
- Sought after 'home zone' location
- Four double bedrooms
- Stunning 90' x 16' rear garden
- In need of modernisation
- Wonderful views to the rear towards Clifton

This period family home is no show home but has one of the best gardens in Southville, combining generous proportions, charm, and the most wonderful backdrop towards Clifton and Clifton Wood. Occupying one of Southville's premier 'home zone' positions, it's 100 yards from Southville primary school, and within easy walking distance of the extensive amenities the city offers. Laid out over 3 floors with 4 double bedrooms and a bathroom on the upper floors, and downstairs lounge, reception 2, kitchen/diner opening to the gorgeous garden. A very rare gem!

Entrance Lobby

Entrance Hall

Lounge

**4'87 max into bay x
3'62m 15'11 max into
bay x 11'10**

Reception 2

**3.77 x 4.7m max
12'4 x 15'5 max**

Kitchen/Dining Room

**6.76 x 4.82m max
22'2 x 15'9 max**

First Floor Landing

Bedroom 1

**3.96 x 4.82m
13' x 15'9**

Bedroom 2

3.85 x 3.11m

12'7 x 10'2

Bathroom

3.4 x 2.73m

11'1 x 8'11

Second Floor Landing

Bedroom 3

3.98 x 4.84m

13' x 15'10

Bedroom 4

3.93 x 3.14m

12'10 x 10'3

Rear Garden

27.4 x 4.88m

90' x 16'



TOTAL FLOOR AREA: 1538 sq ft (142.6 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, and ceiling areas are only approximate and the responsibility to check for any gross mistake or error remains with the purchaser. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The structure, contents and appearance shown here are based on visual inspection and are not intended to be a guarantee. Measurements are taken to the best of our knowledge.

For EPC link please visit: **awaited**

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