



4 Bath St, Ashton Gate, Bristol, BS3 2EF



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Victorian terrace
- Modern downstairs shower room
- Lounge & separate kitchen/diner
- Two double bedrooms
- 50 yds to Greville Smyth Park
- Utility room

A charming flat fronted 2 double bedroom Victorian terrace, occupying a most convenient location, just 50 yards from Greville Smyth Park, handy for Ashton Gate, Ashton Court, and of course North St and all the city's numerous amenities. Briefly comprising; lounge, kitchen/diner, utility, stylish modern downstairs shower room; upstairs landing with 2 double bedrooms. There is a small but sunny rear courtyard with south westerly aspect and rear pedestrian access.

Lounge
4.62 x 3.33m
15'2" x 10'11"

Kitchen/Diner
4.61 x 3.28m
15'1" x 10'9"

Utility
2.05 x 1.95m
6'9" x 6'5"

Downstairs Shower Room
2 x 2.05m
6'7" x 6'8"

First Floor Landing

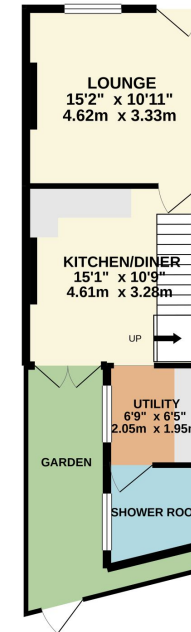
Bedroom 1
4.64 x 3.65m
15'3" x 12'

Bedroom 2
3.65 x 3.33m
12' x 10'11"

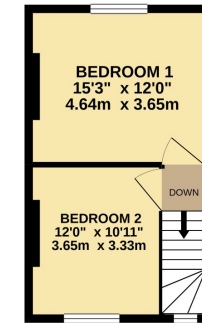
Rear Courtyard garden
5.78 x 2.4m plus small recess behind the house
19' x 7'10 plus small recess behind the house



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee can be given regarding their efficiency or condition.
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2133-8101-3291-8331-1690>

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