



33 Merrywood Road, Southville, Bristol, BS3 1DY



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Two double bedrooms
- 100 yards to vibrant North St
- Modern kitchen and upstairs bathroom
- No onward chain
- Extended kitchen into side return
- South westerly facing rear courtyard

A well presented extended 2 bedroom home, with pleasant enclosed rear courtyard with enviable south westerly facing aspect, and no onward chain. The property is located just off vibrant North St and perfectly located to enjoy the numerous additional amenities, including Wapping Wharf, Harbourside, Ashton Court, Clifton and the centre, all of which are within 2 miles. The area is also well served with good local schools, one of which, Southville primary school is actually located on the corner of this street!

Entrance Lobby

4'3 x 2'9
1.32 x 0.84m

Entrance Hall

20'1 x 2'9
6.12 x 0.85m (widening to 4'10 for 12'6 / 1.49 for 3.83m)

Lounge area

13'11 into bay x 8'3
4.26 into bay x 2.51m

Dining Room

12'4 x 8'3
3.78 x 2.53m

Kitchen

13'5 x 9'
4.09 x 2.74m

First Floor Landing

12'8 x 4'9
3.86 x 1.45m

Bedroom 1

13'6 max x 11'7
4.12 max x 3.57m

Bedroom 2

12'5 x 8'4
3.78 x 2.56m

Bathroom

9'1 x 7'2
2.78 x 2.2m

Rear Courtyard

18'9 x 13'6
5.73 x 4.13m



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, volumes and sq.ft. are for guidance only and are not intended to be used for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency on the date.
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0320-2011-0080-2709-8861>

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