



5 Morley Road, Southville, Bristol, BS3 1DT



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Two double bedrooms
- Exceptionally convenient location for amenities
- Lounge and separate kitchen/diner
- Victorian terrace
- Two bathrooms
- South west facing courtyard garden

A well proportioned 2 double bedroom Victorian terrace, with a pleasant enclosed south westerly facing courtyard rear garden. The property occupies an enviable position a stone's throw from Dame Emily Park, and a few minutes' walk from Wapping Wharf, North St and the city centre. The property is on a quiet street but is the perfect location from which to enjoy a vast array of amenities. Briefly comprises; entrance lobby, lounge, kitchen/diner, ground floor bathroom, rear lobby; upstairs are 2 double bedrooms, one of which has additional en suite bathroom.

Entrance Lobby
1.28 x 0.92m
4'2 x 3'

Lounge
3.68 max x 3.95m
12'1 max x 12'11

Kitchen/Dining Room
3.66 x 3.96m
12' x 13'

Rear Lobby
0.96 x 2.23m max
3'2 x 7'3 max

Ground Floor Bathroom
1.46 x 2.23m
4'9 x 7'3

Bedroom 1
3.71 x 3.96m
12'1 x 13'

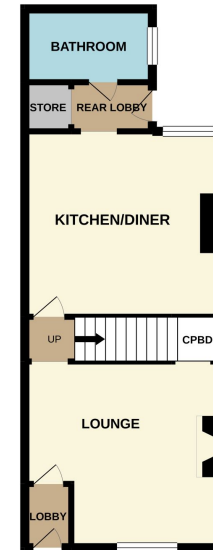
Bedroom 2
3.71 x 3.96
12'2 x 13'

door from bedroom 2 into;
Bathroom
2.37 x 2.18
7'9 x 7'1

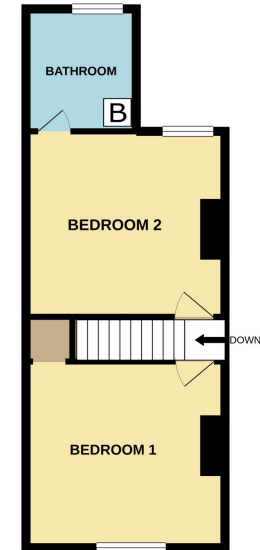
Rear Garden
4.5 x 4.03
plus side return



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metplan 12022

For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2102-5814-2086-5171-0111>

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