



9 Islington Road, Southville, Bristol, BS3 1QB



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Three bedrooms
- Modern upstairs bathroom
- Elevated south facing rear garden
- Victorian terrace
- Full of charm
- Pleasant city views to the front

A charming 3 bedroom Victorian terraced home, enviably located midway between the shops and amenities of North St, and the increasingly vibrant Wapping Wharf development and Harbourside. The property is elevated with pleasant views across the city, briefly comprising; lounge, dining room opening to kitchen; to the first floor are 3 bedrooms and a white bathroom suite. Several fireplaces, coved ceilings, exposed floor boards, wood burner, and a small but pleasant elevated enclosed south facing rear garden all add to the understated charm.

Entrance Hall
4.79 x 1.79m min
15'8 x 5'10 min

Lounge
4.36 inc bay x 4.13m
14'3 inc bay x 13'6

Dining Room
4.19 max x 6.03m max
13'8 max x 19'9 max

opening to;
Kitchen
1.62 x 3.71m
5'3 x 12'1

First Floor Landing
2.06 x 2.64
6'8 x 8'7

Bedroom 1
4.18 x 3.26m
13'8 x 10'8

Bedroom 2
3.49 x 3.29m
11'5 x 10.9

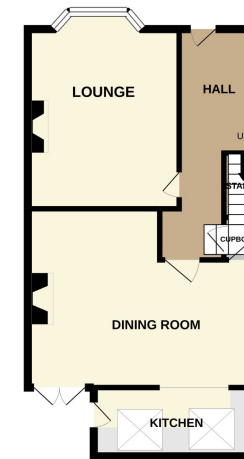
Bedroom 3
2.59 x 2.68m
8'6 x 8'9

Bathroom
2.85 x 2.63m
9'4 x 8'7

Rear Garden
4.74 x 6.26m
15'6 x 20'6 plus side rtn



GROUND FLOOR
493 sq. ft. (45.8 sq.m.) approx.



1ST FLOOR
425 sq. ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq. ft. (85.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, sizes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The location, systems and equipment shown have not been tested and no guarantee is made with respect to them.

For EPC link please visit: **awaited**

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