



# Southernhay, Bristol, BS16 4LS

£340,000



Nestled in the desirable area of Southernhay, Staple Hill, Bristol, this charming mid-terraced house from the 1900s offers a delightful blend of character and comfort. With its elevated position, the property boasts superb views that enhance the overall appeal of this lovely home. Inside, you will find two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guests, while the first-floor shower room adds convenience to daily routines. The converted roof space serves as an excellent area for hobbies or additional storage, catering to your personal interests and needs. This property is not just a house; it is a warm and welcoming home that reflects the charm of its era while providing modern comforts. With its attractive features and prime location, this mid-terraced house is an ideal choice for those seeking a blend of traditional character and contemporary living in the heart of Bristol. A particular feature of this sale is the impressive landscaped rear garden which enjoys lovely nearby treelined views towards the Bristol to Bath cycle path. The property also features a timber framed workshop/garden studio with pedestrian access onto a rear lane/path alongside the old Railway line embankment.



## GROUND FLOOR

Multi paned wood grain effect entrance door with matching fixed windows alongside into...

## ENTRANCE LOBBY

Pined paneled ceiling, inner half glazed door into...

## DINING ROOM 14'1" x 12'10"

Maximum overall into alcoves and to include built in cupboard storage, desk and drawers beneath, timber grain laid floor, radiator, open tread staircase to first floor with additional purpose built storage beneath, concealed ceiling spotlights.

Door from dining room into...

## KITCHEN 11'11" x 8'9"

Fitted with a range of natural wood grain effect wall, floor and drawer storage cupboards to include brushed steel effect handles and to incorporate a built in oven and newly installed hob, space for washing machine and dishwasher, single drainer stainless steel sink unit, tiled floor and splash back tiling, UPVC double glazed dual aspect windows, built in cupboard housing a Vaillant combination gas fired boiler for domestic hot water and central heating, radiator.

## FIRST FLOOR LANDING

Built in cupboard, radiator.

Large opening with aluminium pull down ladder into...

## CONVERTED ROOF SPACE 12'10" x 12'1"

Natural timber exposed and painted wood floor, pined paneled ceiling, under eaves storage, plastered and decorated throughout with ample power points, velux roof window with far reaching views, utilised as general hobbies space.

## BEDROOM 3 10'3" x 9'3"

Minimum overall to exclude one wall to wall having built in wardrobes, radiator, UPVC double glazed window.

## BEDROOM 2 12'9" x 9'0"

Maximum overall to include door opening fitted with a desk having built in drawers beneath, book shelves and wardrobe storage, radiator, UPVC double glazed window.

## BEDROOM 1 15'3" x 8'7"

Maximum overall to include one wall to wall fitted with purpose built wardrobes to incorporate overhead cupboard storage and drawers, maximum dimension into a UPVC double glazed bay window with lovely tree lined outlook and view onto the rear garden, radiator.

## SHOWER ROOM 9'3" x 5'4"

Modern white suite of wash basin and low level WC alongside a large walk-in shower enclosure with a built in thermostatically controlled shower, black marble shelf and splash back tiling, concealed ceiling spotlights, UPVC double glazed and frosted window to rear, heated towel rail.

## EXTERIOR

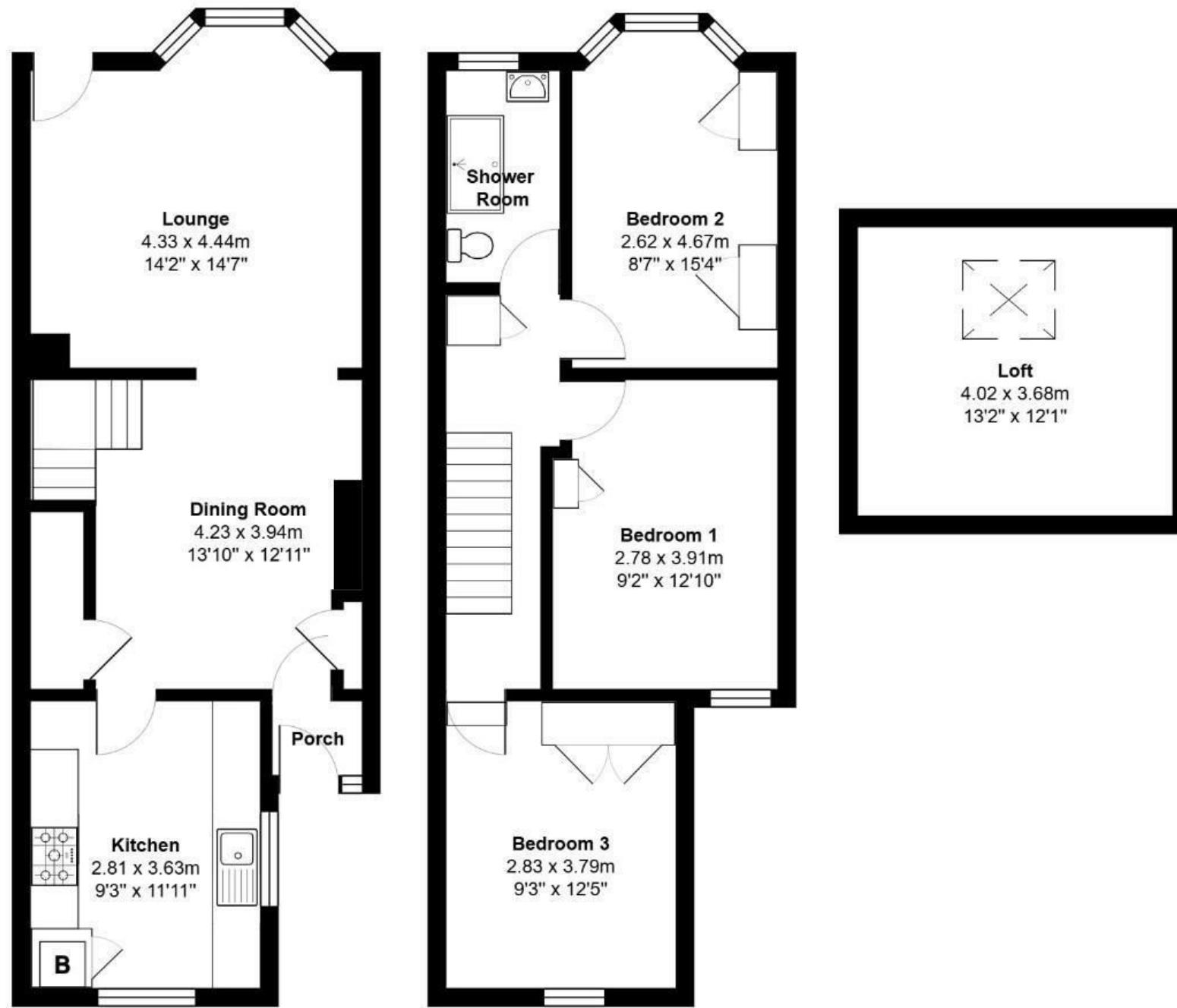
### GARDEN

A particular feature of the sale is the extensive rear garden which has been landscaped to form three separate levels. Initially there is a terrace with paved surface as an ideal seating area with a stone edged and raised border to one side, three steps lead onto a level section of astro turf covered lawn with various shrubs and young trees alongside a brick built barbecue and timber pergola. A pedestrian gate and sequence of further steps extend alongside an ornamental pond and cherry tree leading to the timber framed WORK SHOP/GARDEN STUDIO (4.41m x 4.14m) with power and light and rear pedestrian door onto a rear lane/path. The rear garden benefits from outstanding views towards a mature treeline alongside the Bristol to Bath cycle path. The modest front garden and approach to the property offers a concrete laid surface alongside a timber bin store, outside tap.

### AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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