



Islington Road, Bristol

Renovated victorian home in the heart of Southville

£600,000

HUNTERS[®]
EXCLUSIVE

Islington Road, Bristol

DESCRIPTION

Hunters present for sale this newly renovated three bedroom victorian home in the heart of Southville. Having been thoughtfully bought up to date by the present vendors whilst maintaining the charm and character these houses are so popular for. The property is sure to prove perfect for any family looking for a charming home on this desirable road.

As you approach the property you will notice the rebuilt front wall complete with new pier caps and original slate tiling. Upon entering the ground floor accommodation offers hardwood flooring throughout and comprises two reception rooms, downstairs WC neatly tucked away under the stairs, whilst the kitchen sits to the rear overlooking the garden. The kitchen comprises a contemporary kitchen suite, complete with hardwood worktops, Belfast sink and built in white goods.

Upstairs has been slightly remodelled so there are now three double bedrooms with the family bathroom sitting at the front. The second bedroom affords an ensuite shower room, both bathrooms are tiled throughout. The rear garden faces west, and has been laid with patio, whilst the retaining wall has been re-rendered and exterior wall of the property has been externally insulated.

The works on the property have been extensive but also include a raft of original features to include the restored victorian staircase, original victorian marble fireplace surround and original victorian fireplace in the first bedroom. Upgrades also include new central heating, new electrics, new roof & tiles and guttering and downpipes. Properties of this nature are rare, so please call Hunters to arrange an internal viewing.

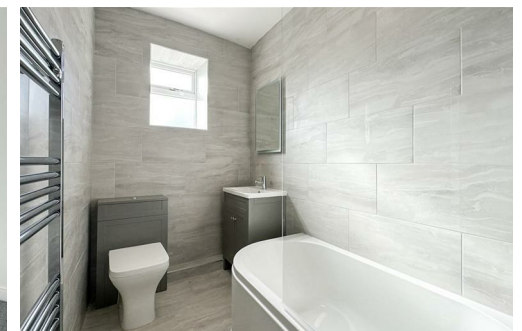
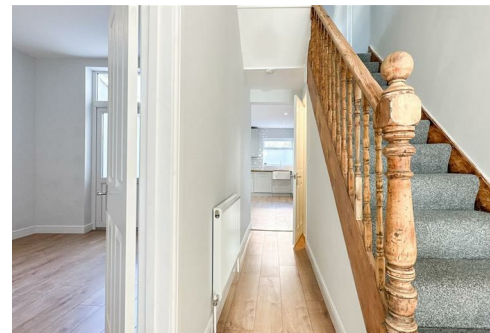
Islington Road sits in the heart of Southville, popular amongst young families and couples. This particular property sits just a 5 minute walk to Southville Primary school whilst the popular North Street & Wapping Wharf sit just a 0.4 mile walk away. For those requiring Temple Meads train station, this sits just a 1.2 mile walk away.

TENURE-
Freehold

COUNCIL TAX BAND-
B

EPC BAND -
A new EPC has been ordered following the renovation.

- Fully Renovated
- No Chain
- Immaculate Presentation
- Desirable Location
- Rewired Throughout
- New Central Heating & Radiators
- New Roof & Tiles
- 0.4 Miles To North Street
- 0.4 Miles To Wapping Wharf
- 1.2 Miles To Temple Meads





LIVING ROOM
13'0" x 12'2"
3.95m x 3.70m

HALL

DINING ROOM
12'10" x 10'7"
3.92m x 3.23m

KITCHEN
15'9" x 9'1"
4.81m x 2.78m

BATHROOM
8'3" x 4'11"
2.51m x 1.55m

BEDROOM 1
13'0" x 10'7"
3.95m x 3.23m

BEDROOM 3
12'10" x 10'7"
3.92m x 3.23m

BEDROOM 2
10'6" x 9'1"
3.20m x 2.78m

ENSUITE
9'1" x 4'9"
2.78m x 1.44m

WC

LANDING

HUNTERS
HERE TO GET *you* THERE

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but are not responsible for any inaccuracy or error that can be accepted and do not constitute a 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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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