



## Upton Road, Bristol

- Superb Location
- Requires Modernisation
- Potential For Loft (STPP)
- 0.5 Miles To Greville Smyth Park
- 1.4 Miles To Temple Meads
- Three Bedrooms
- No Onward Chain
- 200 Yards From North Street
- 0.6 Miles To Wapping Wharf

**Guide Price £375,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Upton Road, Bristol

## DESCRIPTION

Hunters present to the market this two bedroom victorian home sitting at the top of Upton Road, Southville just 200 yards from the vibrant North Street. Offered to the market with no onward chain the property is sure to prove perfect for anyone wanting to make a house their own in this desirable location.

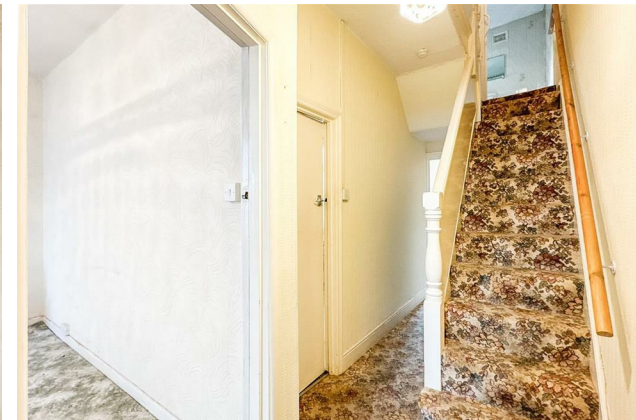
Internally the ground floor affords two reception rooms, the larger of which boasting a bay window. The kitchen sits to the rear overlooking the garden and offers a superb opportunity to extend (subject to the necessary permissions). Upstairs there are two double bedrooms and three piece bathroom, the loft offers great space and again perfect for a conversion subject to the correct permissions. The garden is well stocked and faces south, making the most of the sun throughout the day.

Upton Road is arguably one of Southvilles most desirable roads, the property sits just 200 yards from North Street, popular for its vast array of restaurants, bars & independent shops. The vibrant Wapping wharf sits just under a miles walk away whilst Temple Meads station is a little under 1.5 miles away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - E - Please see below link for full EPC:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9020-3027-7206-3247-4204>



GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.  
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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### Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



### Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

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

**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

