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## Vicarage Road, Southville, Bristol, BS3 1PD

- Top Floor Maisonette
- Superb Condition Throughout
- Low running costs
- Rare To the market
- Kitchen/ Diner
- Private roof terrace with Panoramic Bristol Views
- Plenty of storage
- Leasehold- share of freehold
- Allocated Parking Space
- Southville Location

**£375,000**





# Vicarage Road, Southville, Bristol, BS3 1PD

## DESCRIPTION

Hunters are thrilled to present this stunning two bedroom maisonette in Southville. Sitting on what is arguably one of Southville's prime roads its sure to prove perfect for any first time buyers looking for a unique and special property in this superb location.

Internally the property is accessed via a shared hallway, there are stairs leading to the landing. The living room/bedroom two sits to the rear of the property, and boasts fantastic panoramic views over Bristol and access to the decked terrace whilst the bathroom offers a three piece suite with the remainder being tiled. The large open plan kitchen/diner/living space sits to the front and spans the width of the property. There is a modern kitchen with breakfast bar and built in storage.

Sitting in the converted loft space is the master bedroom, offering a dual aspect it not only has a fantastic view, but is also lovely and light and is further complimented by the built in wardrobe as well as eaves storage. Further benefits include a share of the freehold, low running costs and allocated parking space, which sits just to the rear of the property.

Sitting on one of Southvilles prime streets the property boasts fantastic views over Bristol and with North Street sitting just a few minutes walk away & central Bristol is less than a 20 minute walk away, its sure to prove perfect for any purchaser looking for a unique home in this great spot.

### TENURE-

Leasehold - share of freehold

Ground rent - £0 per annum

Maintenance Charge - £25.00 per month.

Lease term - 954 years remaining

### Council Tax Band-

A

EPC Band - D - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0778-1951-7210-5943-3974>











Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.