



Beauley Road, Southville, BS3

Cj Hole Southville are delighted to welcome to the sales market this three bedroom Victorian mid-terrace property in Southville.

Asking Price £450,000

EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Beauley Road, Southville, BS3

- Victorian Mid-Terrace
- Three Bedrooms
- Spacious Bay-Fronted Lounge/Diner
- Modern Fitted Kitchen
- Downstairs Family Bathroom
- South-Westerly Facing Garden
- Stripped Wooden Floorboards
- Walking Distance To North Street

This delightful home has the charm and character of a period property with a modern twist, maintaining its spacious yet cosy feel.

On the ground floor, this well presented home offers a modern fitted kitchen, a white three piece suite bathroom with shower over the bath and a large open plan living/dining room benefitting from stripped wooden flooring and a beautiful fireplace creating a lovely focal point for the room. Upstairs hosts a generous master bedroom at the front, a second double bedroom with built in wardrobes and a well-proportioned single bedroom to the rear. Externally the property offers a south-westerly facing garden featuring grass and paved areas.

This fantastic home is situated in one of Bristol's most sought after locations. Beauley Road is only a stone's throw from North Street which offers flourishing independent shops, bars, cafes and restaurants. This delightful quiet street is only 15 minutes' walk from the vibrant Whapping Wharf development and the Arnolfini. This property is within close proximity of the metro-link, Bristol link road and Parsons Street train station providing excellent transport links. A vast array of open green spaces and well-respected schools are nearby, including the very popular Southville Primary School. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Temple Meads Train Station and the M32.



GROUND FLOOR

1ST FLOOR

CJ Hole Southville
0117 9634373

e: southville@cjhole.co.uk w: www.cjhole.co.uk
268 North Street, Southville, Bristol, BS3 1JA

Made with Metropix ©2020



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.