



## Morley Road, Southville

- Good Condition Throughout
- Two Bedrooms
- Courtyard Garden
- 200 Yards To North Street
- 600 Yards To Victoria Park
- Lovely Kitchen
- Combination Boiler
- Stones Throw From Dame Emily Park
- 400 Yards To Wapping Wharf
- 1.1 Miles To Temple Meads

**£379,950**

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# Morley Road, Southville

## DESCRIPTION

Hunters BS3 are proud to offer to the market this quirky well presented two bedroom Victorian home in Southville, offered with no onward chain. Sitting on Morley Road, Southville this lovely home sits within a stones throw to Dame Emily park and just 400 yards from the vibrant Wapping Wharf.

Internally the property affords a front sitting room, complete with wood burning stove. The dining room offers a view over the rear garden whilst the kitchen is fitted with a modern set of units. Moving upstairs there are two double bedrooms, an updated three piece bathroom complete with airing cupboard that houses the gas combination boiler. Finishing off the property is the rear garden, its mostly laid with stones with a small seating area and two external cupboards.

Morley Road sits in the desirable Southville, just a short stroll from Dame Emily Park. An area predominantly popular with families and young couples due to its proximity to the busy and vibrant North Street & Wapping Wharf. For those requiring rail access Temple Meads station sits a little over a mile away.

### AGENTS NOTE;

Please note the photos used are from rental listing in July 2023. We understand the property to be in the same condition but would advise a potential purchaser to explore their options with regard surveys.

### TENURE

Freehold

### COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2878-5091-7291-0236-8914>

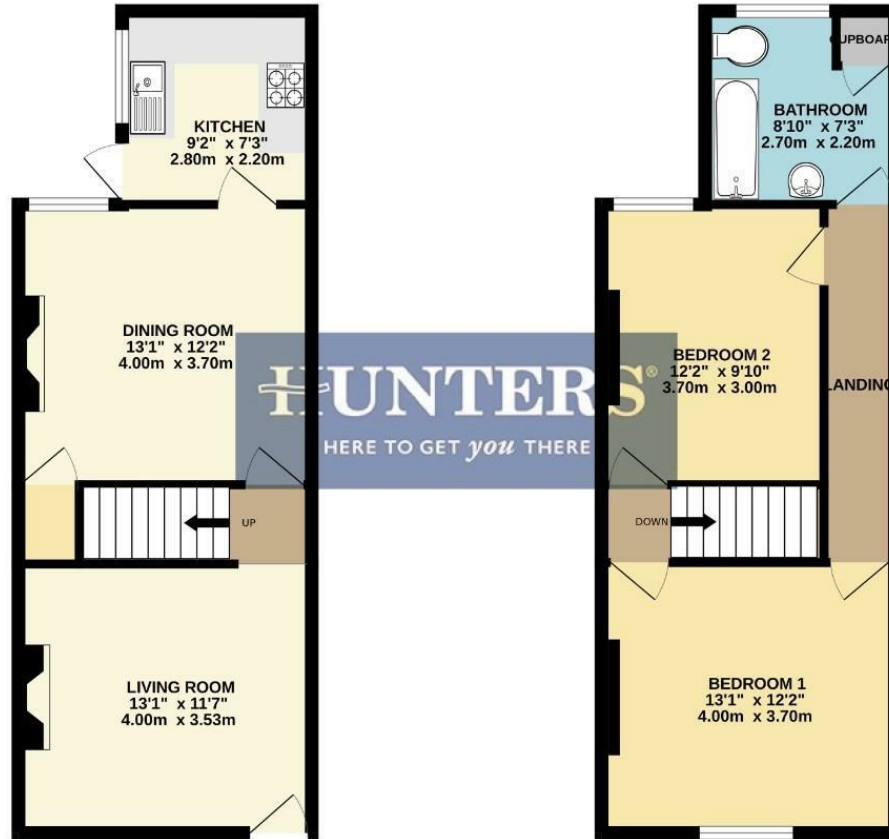






GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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>



## 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.

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