







# Coronation Road, Southville, Bristol, BS3 1RL

- No Onward
- Victorian Terrace
- Large Garden
- Three Receptions
- Leasehold

- Potential
- Great Location
- Rear Access
- · Double Bay Fronted



## Offers In The Region Of £425,000

### Coronation Road, Southville, Bristol, BS3 1RL

#### **DESCRIPTION**

Hunters are pleased to present for sale this substantial (circa 1200 sq ft) victorian home sitting on Coronation Road, Southville. Offered to the market with no onward chain its sure to prove ideal for any purchaser looking for a home to make their own in this superb location.

Internally the ground floor offers three reception rooms, the largest of which incorporates the bay window. The kitchen sits to the rear overlooking the rear garden and has been fitted with a modern suite. Upstairs there are three double bedrooms, the largest of which spans the width of the house, there is also a three piece bathroom. Outside there is a large rear garden and access via a private rear lane giving access off Lower Sydney Street.

Coronation Road sits on the outskirts of Southville. Known for its large victorian homes it sits just a 5 minute walk away to Greville Smyth Park & the vibrant North Street. Wapping Wharf is just a 10 minute walk away whilst those requiring Temple Meads station could be there in under 30 minutes.

#### TENURE

Leasehold

Balance of a 1000 year lease from 1887.

Ground rent - £3.50

We understand the freehold can be purchased, this should be investigated by your legal representative.

#### COUNCIL TAX BAND

50

EPC BAND - An EPC report has been ordered.

#### living room

15'3" x 13'8"

#### dining room

12'11" x 10'9"

#### sitting room

10'5" x 8'9"

#### kitchen

8'9" x 7'7"

#### bedroom one

15'3" x 13'9"

#### bedroom two

12'3" x 10'6"

#### bedroom three

12'3" x 8'4"

















 GROUND FLOOR
 1ST FLOOR

 635 sq.ft. (59.0 sq.m.) approx.
 585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (11.3 3 sq.m.) approx.

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#### Viewings

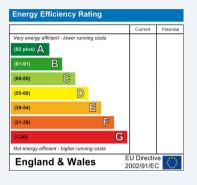
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

#### **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.



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.



