



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



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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

B

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

1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA - 1219 sq.ft. (113.3 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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