



119 Coronation Road, Southville
Guide Price £679,950

RICHARD
HARDING



119 Coronation Road,

Southville, Bristol, BS3 1AZ

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Sold for the first time in over 80 years - a unique and special opportunity to purchase a substantial family home in Southville with a 63ft south facing rear garden PLUS a large garage/workshop with further development potential (subject to any necessary consents).

Key Features

- Owned and occupied by generations of the same family since the early 1940's with much of the internal décor and features remaining from that era.
- Versatile and roomy accommodation with 3 double bedrooms plus a study and bathroom/wc to the first floor. Three separate reception rooms plus a kitchen and ground floor bathroom/wc to the ground floor.
- Vast potential for further expansion and development, either into the loft space or re-development of the garaging to potentially create a separate dwelling (subject to necessary consents).
- Prime location in the ever desirable Southville, within a short stroll of Bristol's harbourside and the city centre, as well as North Street, Southville, with its independent shops, cafes and restaurants. Ashton Court Estate, Greville Smyth Park and other green spaces are also within easy reach.
- An incredibly rare opportunity to purchase a Victorian property offering a blank canvas for someone to design and create their perfect home.





GROUND FLOOR

APPROACH: via stone pillars and garden path leading beside the front garden towards the main entrance to the house.

ENTRANCE VESTIBULE: high ceilings with ceiling corning, high level gas meter, dado rail and part stained glass door leading through to the main entrance hallway.

ENTRANCE HALLWAY: high ceilings with ceiling coving and feature archway, staircase rising to first floor landing with understairs storage cupboards, radiator, dado rail and doors leading off to the sitting room, reception 2/family room and reception 3/dining room.

SITTING ROOM: (front) (16'6" max into bay x 14'7" max into chimney recess) (5.04m x 4.45m) a well-proportioned bay fronted sitting room with high ceilings, original ceiling coving and central ceiling rose, tiled fireplace, bay window to front comprising 3 sash windows and a radiator.

RECEPTION 2/FAMILY ROOM: (13'6" x 12'11" max into chimney recess) (4.11m x 3.94m) high ceilings with picture rail, tiled fireplace, radiator and part glazed double doors to rear accessing a small lean to, which in turn connects through to the rear garden.

RECEPTION 3/DINING ROOM: (11'11" max into chimney recess x 10'8") (3.64m x 3.25m) a third reception room with sash window to side, fireplace with built in recess cupboard to chimney recess and door leading through to the kitchen.

KITCHEN: (11'3" x 10'8") (3.44m x 3.25m) a basic range of kitchen units with large stainless steel sink, cooker point, wall mounted Worcester central heating boiler, windows to side and door through to the rear lobby, which in turn has access to the rear garden and a ground floor bathroom/wc.

BATHROOM/WC: panelled bath, low level wc, pedestal wash basin, radiator and window to rear.

FIRST FLOOR

LANDING: a split landing with doors off to bedroom 1, bedroom 2, bedroom 3, bathroom/wc and a study/nursery.

BEDROOM 1: (front) (16'4" max into bay x 14'5" max into chimney recess) (4.98m x 4.39m) high ceilings, picture rail, bay to front comprising 3 sash windows, a boarded fireplace and a radiator.

BEDROOM 2: (rear) (13'5" x 13'1" max into chimney recess) (4.09m x 4.00m) high ceilings, a boarded fireplace, built in cupboard to chimney recess and sash window to rear.

BEDROOM 3: (rear) (11'4" max x 10'8") (3.46m x 3.26m) a double bedroom with boarded fireplace, sash window to rear, overlooking the sunny rear garden and a radiator.

BATHROOM/WC: panelled bath, low level wc, pedestal wash basin and an airing cupboard.

NURSERY/STUDY: (8'10" x 4'2") (2.70m x 1.28m) a useful additional space perfect for a nursery, study or dressing room beside the main bedroom with sash window to front with views over Coronation Road towards Bristol city centre, a ladder leading up to a loft hatch where there is a generous loft storage space.

OUTSIDE

FRONT GARDEN: the front garden sets the property back from the pavement and roadside which is tastefully landscaped and has a low level period boundary wall.

REAR GARDEN: (approx. 63ft x 16ft) (19.20m x 4.88m) a glorious south facing good sized level rear garden mainly landscaped to stone chippings with flower borders containing various plants and shrubs. At the bottom of the garden there is a large workshop/garage offering enormous future potential.

GARAGE/WORKSHOP: (internal measurement of 25ft x 16ft) (7.62m x 4.88m) corrugated plastic roof, electric roller shutter door backing onto Allington Road. This run down garage/workshop offers fabulous potential to be re-claimed as extra garden, used as parking, or as development potential with scope to build another dwelling (subject to necessary consents).



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.

8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



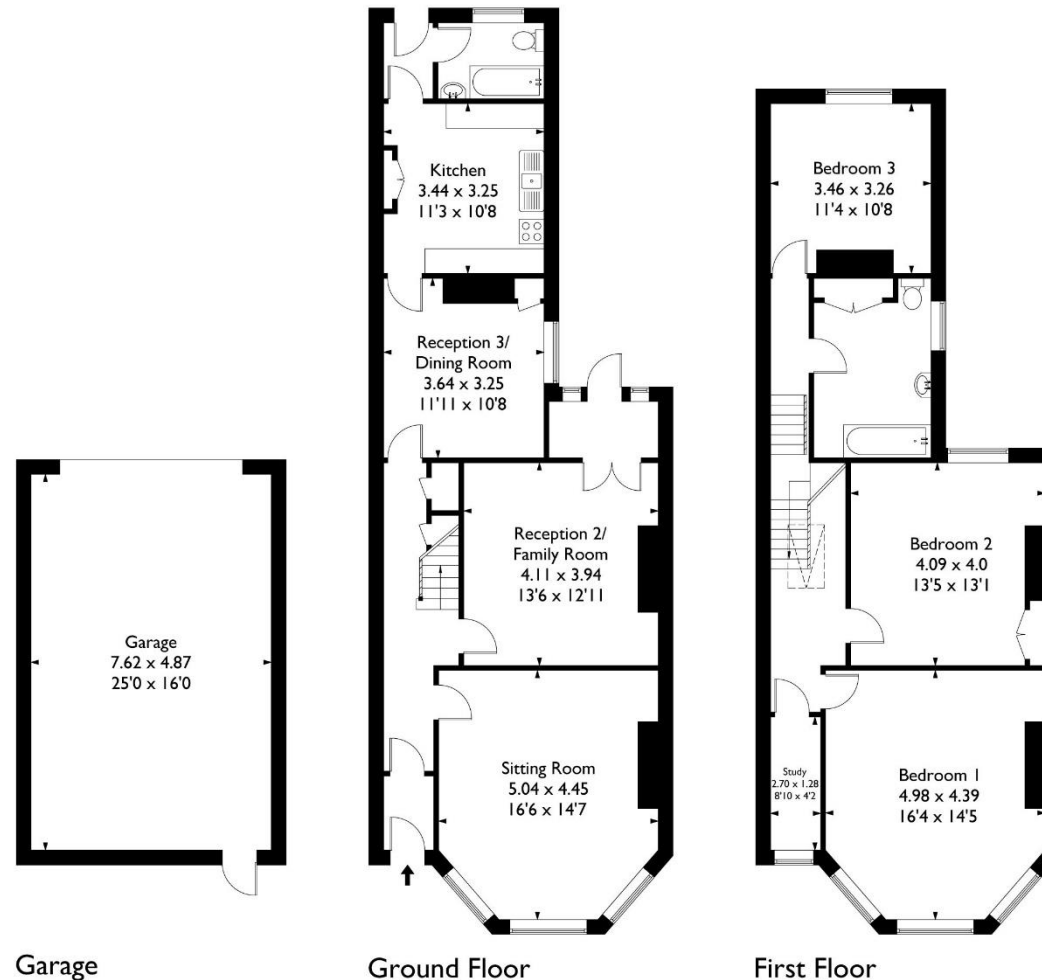


Coronation Road, Southville, Bristol BS3 1AZ

Approximate Gross Internal Area 152.70 sq m / 1643.90 sq ft

Garage Area 37.11 sq m / 399.44 sq ft

Total Area 189.81 sq m / 2,043.34 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.