

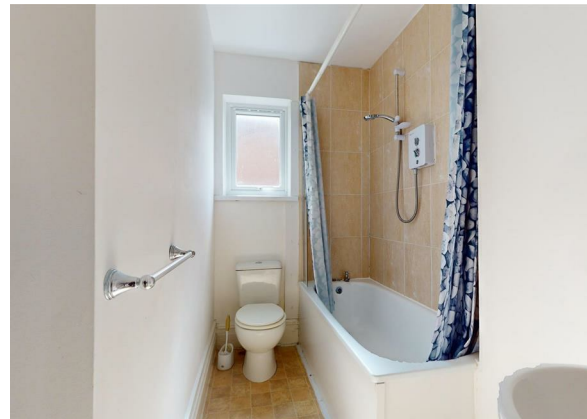
59 Stackpool Road, Bristol, BS3 1NL

O.I.R.O £575,000

This substantial semi-detached Victorian property, which measures approximately 1615 square feet, is currently arranged as three flats but would lend itself for conversion back into a magnificent family home in a prime location. The accommodation is arranged over two floors with a stepped lower level at the rear of the property and offers potential for conversion back to a 4 bedroom, 2 / 3 bathroom family home. In addition, the loft has potential to convert subject to the necessary local authority consents.

Southville is a diverse & vibrant neighbourhood in South Bristol and is known for its lively community spirit, independent shops, cafes and restaurants, and thriving arts scene. Local green spaces are close at hand, including Greville Smyth Park and the Ashton Court Estate which covers 850 acres of woods and grasslands. The neighbourhood is home to young professionals, families and creatives benefitting from many local events and festivals organized throughout the year, including the Southville Arts Trail and the Upfest street art festival. Close by, there are two footbridges across the river to reach the Harbourside area of the city and further onto Wapping Wharf, an area which has fast become one of Bristol's most iconic and desirable settings for living, eating and socialising. There are many excellent local schools including Holy Cross RC Primary School, Southville Primary and Ashton Gate Primary, all highly rated by Ofsted. The area is well-connected to the rest of Bristol, with regular bus services and easy access to the city centre, and Bristol Temple Meads railway station with fast connections to London Paddington being just over a mile away.

- 3D VIRTUAL TOUR
- Period Semi Detached House Measuring 1615 Sq.ft
- Prime Location
- Updating Required Throughout
- Potential for a 4 Bedroom Family Home
- Enclosed Rear Garden
- Off Street Parking
- No Onward Chain
- Potential for HMO
- Energy Rating - D



Kitchen/Living Room 17'4" x 13'8" (5.3 x 4.17)

Kitchen 10'2" x 8'2" (3.12 x 2.50)

Ground Floor Bathroom 7'10" x 5'8" (2.40 x 1.73)

Shower Room 6'8" x 3'1" (2.04 x 0.94)

Bedroom One 13'10" x 13'8" (4.24 x 4.18)

Bedroom Two 14'10" x 9'5" (4.53 x 2.88)

Bedroom Three 14'8" x 9'2" (4.48 x 2.81)

Bedroom Four 13'5" x 7'2" (4.11 x 2.20)

First Floor Bathroom 10'0" x 5'1" (3.07 x 1.56)

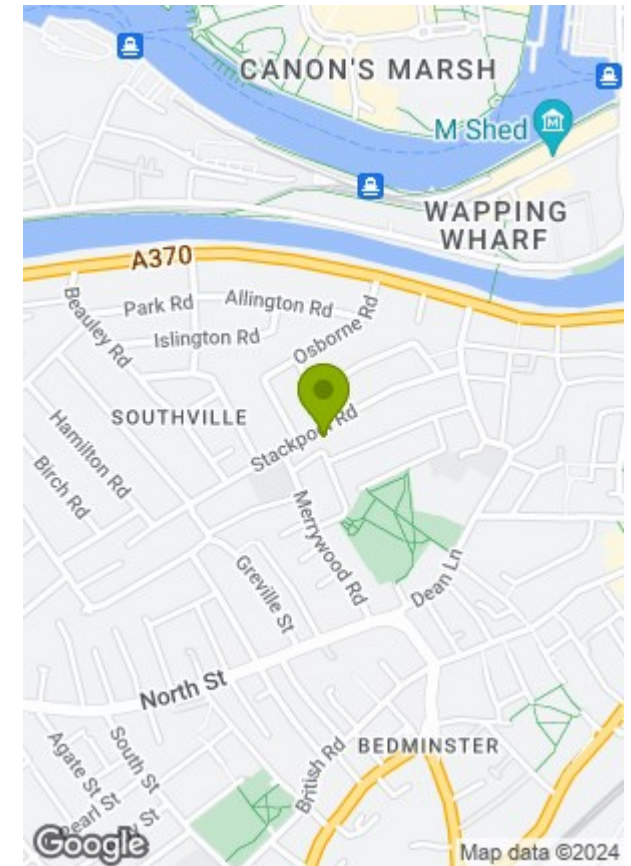
Tenure - Freehold

Council Tax Band - A





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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		
		81
	51	

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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