



Fairfield Place, Southville

£350,000

- **3D VIRTUAL TOUR**
- **Ideal First Time Purchase**
- **Upstairs Bathroom**
- **Kitchen**
- **NO ONWARD CHAIN**

- **Period End Terrace Home**
- **Two Double Bedrooms**
- **Through Sitting / Dining Room**
- **Pretty Rear Garden**
- **Energy Rating - D**

This delightful Victorian end terrace home, nestled in the heart of Southville, presents an enticing opportunity for first-time buyers. Offered with no onward chain, this property boasts a blend of period charm and modern convenience, making it an ideal choice for those seeking a characterful yet practical living space. Step into a welcoming entrance hall, featuring convenient open understairs storage, perfect for storing bicycles and everyday essentials. Enjoy the spacious through sitting/dining room with stripped floorboards, creating a warm and inviting ambiance. Sliding doors seamlessly connect the interior to the rear garden, allowing ample natural light to flood the space. The kitchen, located off the dining area, offers practicality and functionality, catering to everyday culinary needs. Upstairs, discover two generously sized double bedrooms, providing comfortable accommodation for residents or guests and a well-appointed bathroom, offering convenience and comfort for daily routines. Step outside to an enclosed, picturesque rear garden, featuring decking and a raised flower bed border, providing a tranquil outdoor retreat for relaxation and entertaining.

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.

Sitting area 11'5" x 10'4" into recess (3.48 x 3.16 into recess)

Dining Area 12'5" x 9'3" (3.79 x 2.82)

Kitchen 8'5" x 6'2" (2.59 x 1.88)

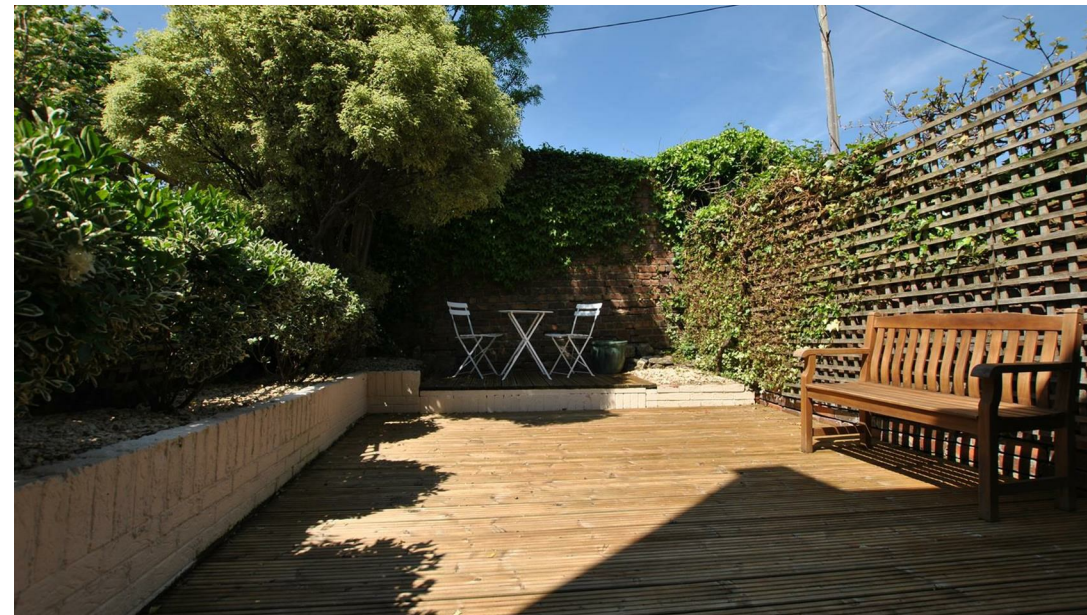
Bedroom One 16'0" x 11'5" (4.89 x 3.50)
both at max

Bedroom Two 12'4" x 9'4" (3.77 x 2.87)
both at max

Bathroom 8'9" x 6'0" (2.68 x 1.83)

Tenure - Freehold

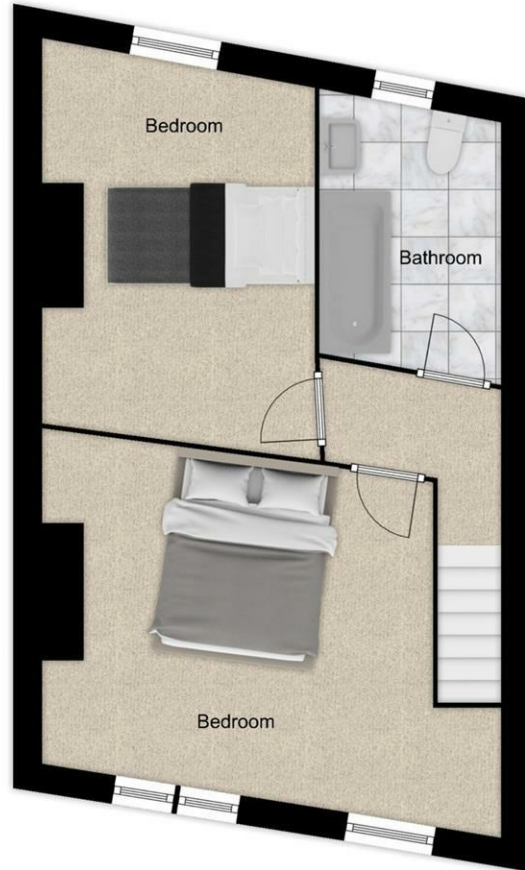
Council Tax Band - B



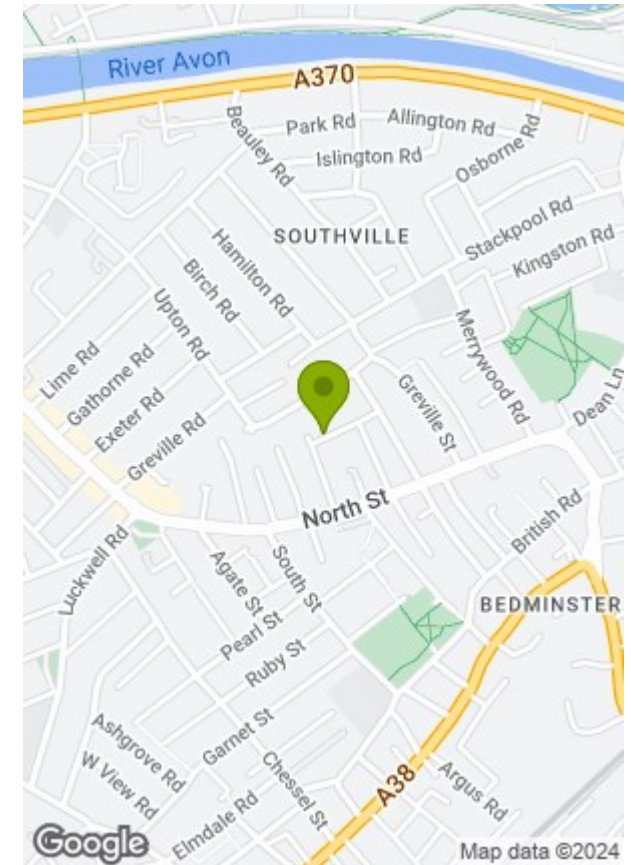








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	60	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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		
England & Wales		
EU Directive 2002/91/EC		

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