



22 Morley Road, Southville, Bristol, BS3 1DT

GUIDE PRICE £359,950

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

Superbly located city centre living! Benefitting from many positives including Emily Park at the bottom of the road providing a pleasant green area and North Street, Bedminster, which is close by and offers all the hustle and bustle you need including cafe's, coffee shops, pubs and many other essential and non-essential shops!

The accommodation includes two downstairs reception rooms including an open plan kitchen/diner with a feature fire and a modern, fully fitted kitchen. There is a private courtyard garden with an outdoor storage shed and rear access gate. The upstairs is home to two well-proportioned bedrooms and an upstairs bathroom with separate shower unit and bath tub.

Location

Situated in one of Bristol's most sought after locations, Morley Road is a delightful quiet street with a vast array of open green spaces nearby including Dame Emily Park, Ashton Court Estate and Greville Smyth Park. This Southville location offers flourishing independent shops, bars, cafes and restaurants of North Street ideally located only a couple of minutes' walk away. This excellent home is in close proximity to Wapping Wharf and Bristol Temple Meads train station. Many well-respected schools are nearby including the very popular Southville Primary School.

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KEY DETAILS

- A Beautifully Presented End-Terrace Property
- 2 Bedrooms
- 2 Reception Rooms
- Open Plan Kitchen/Diner
- Courtyard Garden

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Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

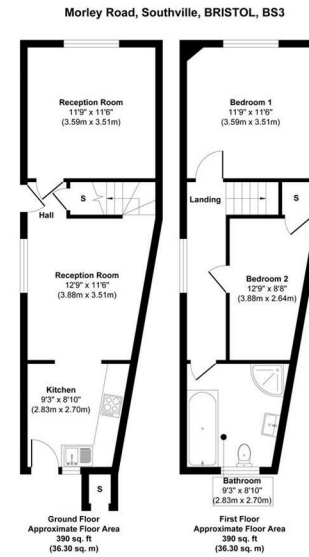
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Viewing: By appointment only

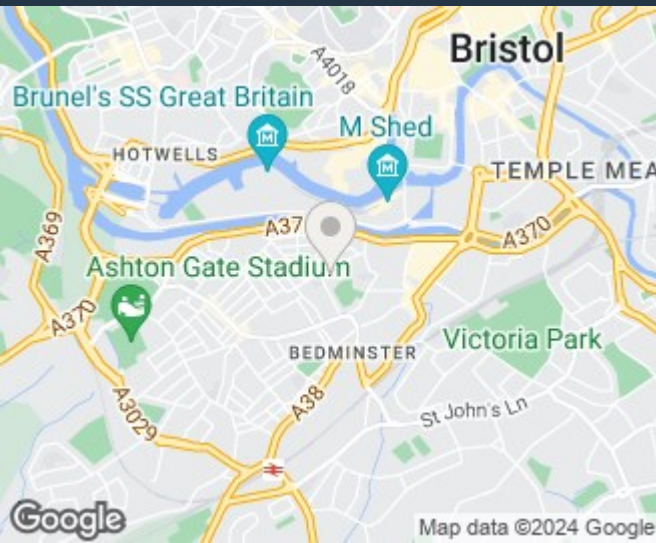


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Approx. Gross Internal Floor Area 780 sq. ft / 72.60 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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