



Connells

Vauxhall Terrace
Southville Bristol



Property Description

Vauxhall Terrace is situated on a quiet street with a vast array of open green spaces nearby including Dame Emily Park, Ashton Court Estate and Greville Smyth Park. Many well-respected schools rated good or outstanding by Ofsted are close by including the very popular Southville Primary School and Southville Centre Nursery and Community Centre only a 2-minute walk away. A family home for over 30 years, this property is perfect for growing families looking to create a hub.

This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street and Wapping Wharf; both located a short walk away. Wapping Wharf is an increasingly desirable harbourside location offering the very best of Bristol living. This property has easy access to Bristol City Centre, Bristol International Airport, Temple Meads train station and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol.

Lounge

12' 7" x 10' 9" (3.84m x 3.28m)
Double glazed window to rear. TV point and radiator. mounted gas coal effect fire.

Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)
Open plan style, with radiator.

Kitchen

16' 2" max x 16' 2" max (4.93m max x 4.93m max)
Double glazed window to rear and side. Fitted wall and base units. Gas hob, with gas double oven. plumbing for freestanding washing machine and dishwasher. Double glazed door to rear. Exit to rear.

Bedroom One

25' 1" max x 14' 1" max (7.65m max x 4.29m

max)

Double glazed windows to rear. Built in wardrobes. 2 Velux windows to front, radiator.

Bedroom Two

14' 8" x 12' (4.47m x 3.66m)
Double glazed window to front and radiator.

Bedroom Three

12' 2" x 11' 1" (3.71m x 3.38m)
Double glazed window to rear and radiator.

Bedroom Four

12' 5" x 6' 5" (3.78m x 1.96m)
Double glazed window to rear and side. radiator.

Bathroom

Bath, low level WC and wash hand basin.

Shower Room

Velux window above.

Outbuilding

13' 7" x 12' 4" (4.14m x 3.76m)
Double glazed windows. WC. Lights and power, 2 double glazed door. Fitted workbenches, timber racking, metal cupboard and coal store. Separate garden shed alongside. This outbuilding offers secure rear access, offering independent living if needed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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