



Connells

Fairfield Road  
Southville Bristol



# Fairfield Road Southville Bristol BS3 1LG

for sale offers in excess of  
**£700,000**



## Property Description

This four-bedroom Victorian home is located on Fairfield Road, a quiet residential street in the heart of Southville. Just a short walk from North Street, the property enjoys easy access to independent cafés, restaurants, and local shops, as well as nearby parks and schools.

Set across three floors, the house offers generous living space with a bay-fronted lounge, open-plan kitchen-diner, and four well-proportioned bedrooms. This property also benefits from a loft room perfect for a main bedroom or additional social space. As well as a rear extension creating plenty of kitchen space perfect for families.

The rear garden is fully enclosed and ideal for outdoor dining or play.

With excellent transport links including Parson Street station and multiple bus routes, this is a well-connected home in one of Bristol's most desirable neighbourhoods.

## Entrance Hall

Accessed via front door. Carpeted floor. Staircase to first floor with handrail. Internal doors leading to front living room and central reception room.

## Living Room

13' 6" max x 11' 9" max ( 4.11m max x 3.58m max )  
Bay fronted. Ornate fireplace with gas insert and tiled surround. Decorative ceiling mouldings and carpeted floor.

## Dining Room

13' 1" x 9' 2" ( 3.99m x 2.79m )  
Double glazed window to side. Fantastically sized additional reception room.

## Central Reception Room

16' 10" max x 8' 10" ( 5.13m max x 2.69m )  
Additional reception room. Doorway leading to entrance hall, dining room and kitchen to the

rear. Wall-mounted radiator.

## Kitchen

17' 5" x 8' 10" ( 5.31m x 2.69m )  
Window above stainless steel sink/drainage. Space for freestanding oven/hob and fridge/freezer. Matching white base and head units. Stainless steel wall-mounted extractor fan. Lino flooring.

## Ground Floor Utility Room

9' 6" x 5' 11" ( 2.90m x 1.80m )  
Utility room to the rear. Garden and large double glazed window to garden. Perfect storage space.

## Bedroom One

13' 3" max x 9' 2" max ( 4.04m max x 2.79m max )  
Window overlooking garden to rear. Ample space for double bed, desk and freestanding storage. Carpeted finish.

## Bedroom Two

15' 6" into bay x 7' 7" ( 4.72m into bay x 2.31m )  
Bay window facing front. Radiator beneath window. Carpeted floor. Fitted vanity unit. Power walls finished with brick-effect panelling.

## Bedroom Three

12' into bay x 7' 2" ( 3.66m into bay x 2.18m )  
Well-sized third bedroom. Ample space for double bed, desk and freestanding storage.

## First Floor Utility Room

7' 6" x 5' 11" ( 2.29m x 1.80m )  
Rear-facing room with window to garden elevation. Includes stainless steel sink with mixer tap. Space for under-counter fridge/freezer. Base and head units. Tiled splashback behind sink. Lino flooring.



## Bathroom

8' 10" x 6' 3" ( 2.69m x 1.91m )

Three piece bathroom suite with panelled bath with shower over, WC and pedestal wash hand basin. Two double glazed windows to side and rear. Wood panelling on ceiling.

## Loft Room

18' max x 9' 3" max ( 5.49m max x 2.82m max )

Sloped ceilings. Roof windows to rear. Carpeted floor. Radiator beneath window. Ample under eave storage and plenty of room for furniture. Restricted head height.





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](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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