



## Dean Lane, Southville, Bristol, BS3 1BS

- Charming & Packed with character
- No Onward Chain
- Separate Reception Rooms
- Council Tax Band B
- Unique Features Throughout
- superb location opposite Dame Emily Park
- Private Garden
- Freehold
- Triple Glazed to Front
- Victorian

**Offers In Excess Of £400,000**

**HUNTERS**  
HERE TO GET *you* THERE

# Dean Lane, Southville, Bristol, BS3 1BS



We are thrilled to present 'The old barbershop' for sale. A stunning two bedroom victorian home sitting opposite Dame Emily Park. Offered with no onward chain and thanks to the present vendors its packed with charm and character and is sure to prove ideal for any couple or first time buyers looking for a unique home in this popular location.

Internally the ground floor affords a large living room and separate diner, both of which have had bespoke cabinets installed, making the most of the space. The kitchen overlooks the garden and spans the width of the property and is fitted with modern units with contrasting worktops, Upstairs there are two double bedrooms, both of which offer fitted wardrobes. The shower room offers a three piece suite to include a walk in shower, WC and wash hand basin, the 'Worcester' combination boiler is situated here too.

Outside the rear garden offers a spacious patio area with raised beds surrounding the plot, its also extremely private. The property is offered with no onward chain, so please contact Hunters to arrange an internal viewing appointment.



TENURE-  
Freehold

COUNCIL TAX BAND-  
B

EPC BAND - C - Please see below full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2142-2140-2406-5705>

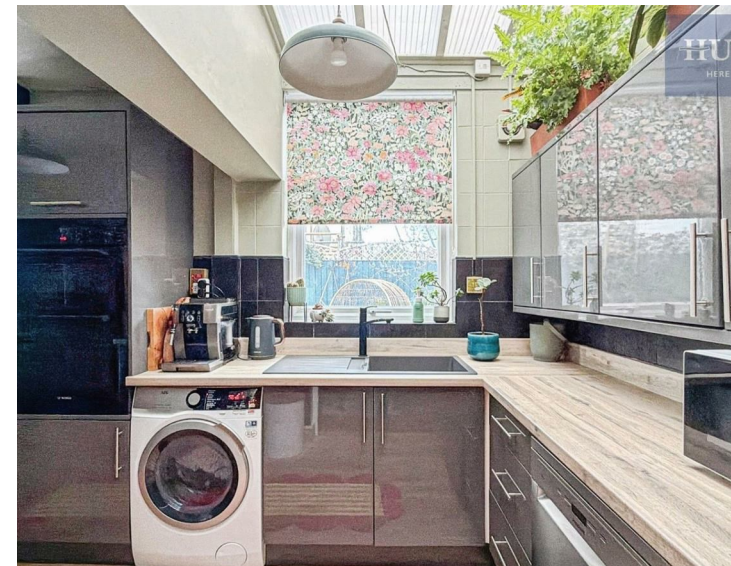


FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-  
<https://what3words.com/pipe.lance.pure>  
Head to what3words website and use 'pipe.lance.pure'

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living room  
17'1" x 16'9"

bedroom one  
17'1" x 16'9"

dining room  
12'0" x 10'2"

bedroom two  
10'4" x 9'2" (to wardrobes)

kitchen/ breakfast room  
17'1" x 9'8"

shower room  
9'1" x 8'3"

GROUND FLOOR  
645 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.