



Connells

Islington Road
Southville Bristol

Islington Road Southville Bristol BS3 1QB

for sale offers over
£475,000



Property Description

Set within one of Southville's most recognisable Victorian terraces, this well proportioned three bedroom home offers character features, generous room sizes and a private rear garden. The property presents the classic layout expected of this postcode, with two reception rooms, a galley style kitchen and a ground floor bathroom, complemented by three bedrooms arranged across the first floor.

The dining room sits at the front of the home with a large double glazed bay window drawing in natural light. The lounge sits centrally and leads through to the kitchen, which is arranged in a practical galley layout with a double glazed side window and direct access to the garden. Upstairs, the main bedroom spans the full width of the house, with two further bedrooms positioned to the rear.

Outside, the rear garden offers a private outdoor space with a patio area, steps rising to a lawn and mature greenery along the boundaries. The home is ideally placed for the independent shops, cafes and restaurants of North Street, with Wapping Wharf and Greville Smyth Park also within easy reach.

This is a well located Southville home with strong proportions, scope for personalisation and a layout that suits modern living.

Dining Room

11' 6" max x 10' 10" (3.51m max x 3.30m)
Positioned at the front of the home, the dining room features a large double glazed bay window to front, allowing natural light to fill the space. The room comfortably accommodates a dining table and storage, with high ceiling

and period proportions typical of a Southville Victorian terrace.

Lounge

12' 10" min x 9' 6" (3.91m min x 2.90m)

Set at the centre of the ground floor, the lounge provides a versatile living area with space for seating, media and storage. A double glazed window faces the rear elevation, drawing light from the garden side of the property. The room connects directly to the kitchen, creating a natural flow through the home.

Kitchen

12' 10" x 6' 11" (3.91m x 2.11m)

A classic galley style kitchen positioned at the rear of the home, fitted with worktops and storage along both sides. A double glazed window sits to the side elevation, bringing natural light across the workspace, with the door leading directly to the rear garden.

Bathroom

Located at the rear of the ground floor, the bathroom includes a bath with shower, wash hand basin and WC. A double glazed window faces the rear elevation, providing ventilation and natural light. The space offers scope for updating to suit personal taste.

Bedroom One

14' 1" into bay x 14' 1" (4.29m into bay x 4.29m)

A standout feature of the home, the main bedroom spans the width of the property and includes a double glazed window facing the front elevation. The room comfortably accommodates a large bed, wardrobes and additional furniture, with high ceilings enhancing the sense of space.

Bedroom Two

12' 6" min x 7' 11" (3.81m min x 2.41m)

Positioned at the rear of the home, this bedroom features a double glazed window overlooking the garden. The room suits use as a double bedroom, guest room or home office, with a practical layout and pleasant outlook.

Bedroom Three

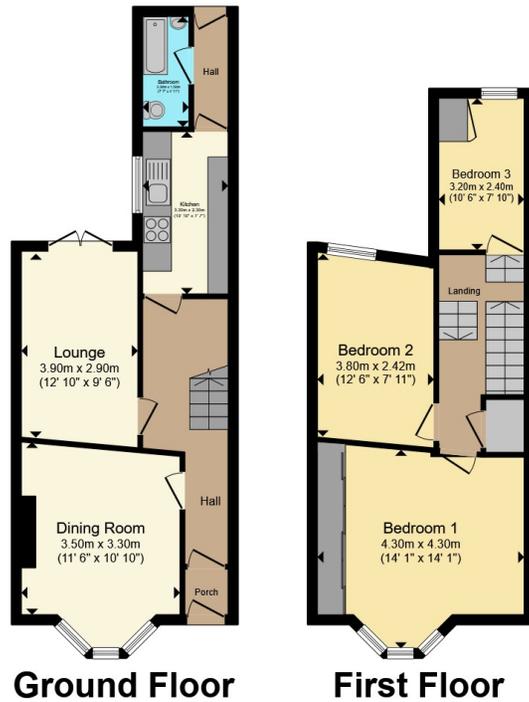
10' 6" x 7' 10" (3.20m x 2.39m)

Also facing the rear elevation with a double glazed window, this bedroom offers flexibility as a single bedroom, nursery or study. The proportions make it a useful additional room for a range of needs.

Rear Garden

The rear garden offers a private outdoor space with a patio area, steps rising to a lawn and mature planting along the boundaries. The layout provides room for seating, planting and outdoor storage, with potential for landscaping to suit personal preference.





Total floor area 80.9 m² (871 sq.ft.) approx

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.propertybox.io

Connells



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243 North Street Southville
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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: BMR312251 - 0003