



Connells

Upton Road
Southville Bristol



Property Description

A well-proportioned four-bedroom Terraced home in the heart of BS3, arranged over three floors and finished with a regulation loft conversion complete with en-suite. The property blends period character with modern upgrades, offering a bay-fronted living room, a bright kitchen/dining room opening to the garden, three first-floor bedrooms and a top-floor principal suite.

The ground floor provides a welcoming layout with a spacious reception room and a practical kitchen/diner leading directly outside. The first floor offers three comfortable bedrooms and a contemporary shower room, while the converted loft delivers a private main bedroom with excellent natural light and its own en-suite.

Outside, the rear garden is neatly landscaped with lawn, patio and raised planters, creating a usable and attractive outdoor space. With its strong BS3 location, versatile layout and modernised interiors, this is a home that suits families, home-workers and anyone seeking a well-finished property close to amenities, parks and transport links.

Living Room

14' 1" into bay x 12' (4.29m into bay x 3.66m)
Bay-fronted reception room with a front-aspect double glazed bay window, feature fireplace and modern décor. A bright, comfortable space with good proportions.

Kitchen/Dining Room

17' x 7' 10" (5.18m x 2.39m)
A practical rear-aspect kitchen/dining room with modern units, integrated appliances and tiled flooring. Rear-aspect double glazed doors open directly to the garden, creating a sociable and functional layout.

Lean-To

Additional covered space off of the kitchen providing plenty of space for further storage.

First Floor

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)
A generous double bedroom with a bay-fronted, front-aspect double glazed window. Bright, spacious and well-presented.

Bedroom Three

12' x 9' 1" (3.66m x 2.77m)
A well-sized room with a rear-aspect double glazed window, ideal as a double bedroom, office or guest room.

Bedroom Four

8' 11" x 7' 10" (2.72m x 2.39m)
A compact bedroom with a rear-aspect double glazed window, suitable as a child's room, study or hobby space.

Shower Room

Modern shower room with a walk-in enclosure with glass surround, WC, wash hand basin, partially tiled walls and tiled flooring.

Second Floor

Bedroom One

17' x 12' (5.18m x 3.66m)
A regulation loft conversion forming a spacious principal bedroom with a rear-facing double glazed window and additional skylights. Clean, modern finish with excellent natural light and storage potential.

En-Suite

Double glazed window to the rear, shower enclosure, WC, large bath and wash hand basin. Finished in contemporary tiling.

Garden

Rear-aspect garden with lawn, patio and raised planters. Fully enclosed and well-maintained, offering a practical outdoor space for seating, planting and play.





Total floor area 133.0 m² (1,431 sq.ft.) approx

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Connells



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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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