



25 LYDSTEP TERRACE,  
SOUTHVILLE, BS3 1DR

---

GOODMAN  
& LILLEY



A BEAUTIFULLY PRESENTED THREE-BEDROOM VICTORIAN MID-TERRACE HOME, THOUGHTFULLY MODERNISED WHILE RETAINING A WEALTH OF PERIOD CHARM. POSITIONED ALONG A PLEASANT TERRACE, THE PROPERTY ENJOYS ATTRACTIVE VIEWS AND A LEVEL, LOW-MAINTENANCE REAR GARDEN.

### Location

Located close to North Street, the area is home to a number of popular bars and eateries including The Malago, Souk Kitchen, and Kask, as well as highly regarded cafés such as Burra. Further benefits include a short walk to the Harbourside and Bristol City Centre. The commute by foot or bike is quick and convenient, while the journey home after an evening in the city is refreshingly straightforward, avoiding the need to navigate city centre traffic. Lydstep Nursery is at the top of the road with Holy Cross and Southville Primary School within an easy walk.

### Accommodation

Please see the floorplan for room measurements and the property layout.

This bay-fronted home offers well-balanced accommodation comprising three bedrooms, a bright and inviting living space, and a stylishly updated interior that sits harmoniously alongside original Victorian features.

### Ground Floor

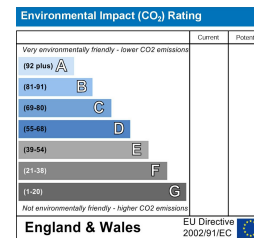
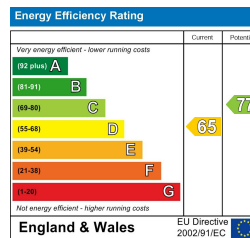
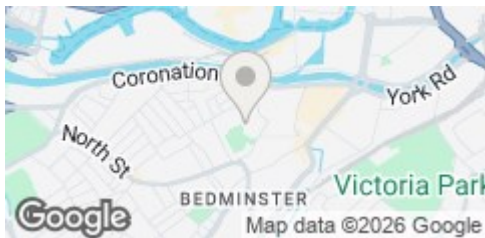
The ground floor includes a generous and immaculately presented through living / dining room, a wonderfully fitted modern kitchen, and a convenient downstairs bathroom, enhancing the home's practicality for modern living. The kitchen gives access to the flat level garden.

### First Floor

There are three bedrooms on the first floor, a single and double to the rear with views over the garden with a full width south facing master bedroom to the front with fitted wardrobes.

### Outside

Externally, the rear garden is level and designed for ease of upkeep. Ideal for relaxing or entertaining without the burden of heavy maintenance.



- Beautiful Victorian bay-fronted home
- Stylish modern finish with period charm
- Prime BS3 location
- Three well-proportioned bedrooms
- Level, low-maintenance rear garden
- Attractive views



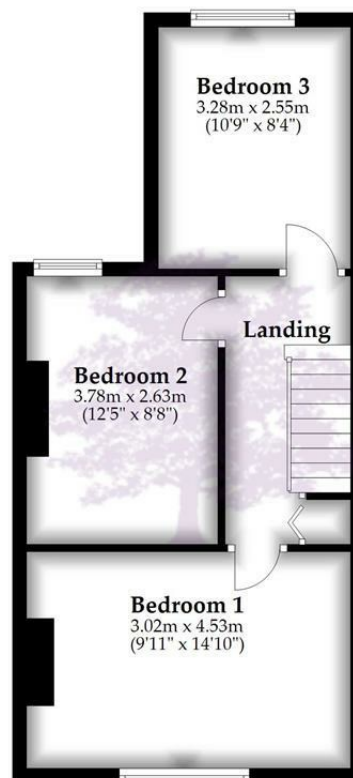
GUIDE PRICE £490,000



## Ground Floor



## First Floor



Total area: approx. 85.5 sq. metres (919.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.