estate agents auctioneers

hollis morgan

64 Hamilton Road, Southville, Bristol, BS3 1PB

£610,000

A handsome double bay fronted Victorian home with open plan living accommodation and three double bedrooms situated in the heart of Southville

- Victorian Terrace
- Open Plan Kitchen
- Double Bay Fronted
- Three Bedrooms
- Loft Room
- Private Garden
- Gas Central Heating
- No Onward Chain

The Property
Offering generous accommodation set over two levels with additional loft room, this well cared for Victorian home it situated on one of Southville's most desirable roads. The ground floor offers a classic lounge complete with bay window and period style fire with granite hearth, many original details such coving and picture rail details is also retained.

The dining room again offers a period style fireplace and generous proportions whilst also providing access to the open plan kitchen/dining area. The kitchen offers a range of matching wall and base units, oak work tops with tiled surround and integrated appliances, not to mention stripped floorboards and double glazed roof area and window to rear elevation which provides ample amounts of light. Beyond the kitchen is a practically appoint utility area and a well-appointed shower room with toilet and basin.

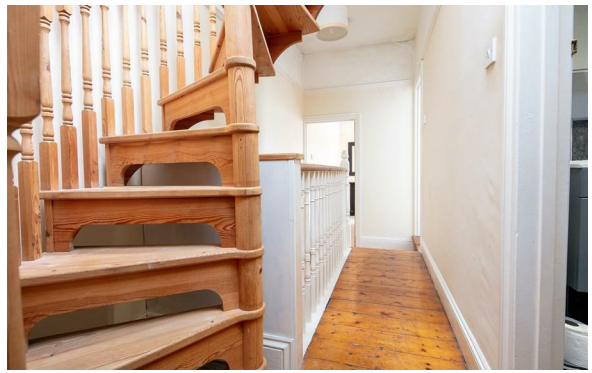
To the upstairs three bedrooms are located, No 1 spanning the width of the property with charming bay window to the front elevation, cleverly incorporated into the first floor accommodation is also a stylish tiled three piece bathroom suite comprising bath with mains fed shower, toilet and basin.

The property benefits further from loft area with heating and Velux windows.

To the outside is a well maintained rear garden with patio/ lawn area complete with flower border surround.

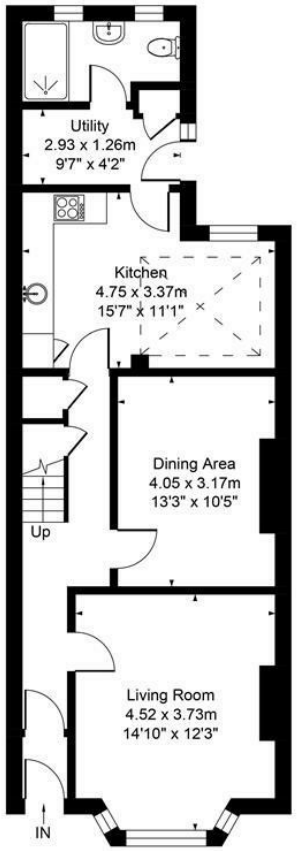
Location
Located in one of Bristol's most sought after locations just yards from the iconic North Street, Islington Road is a quiet residential road with a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



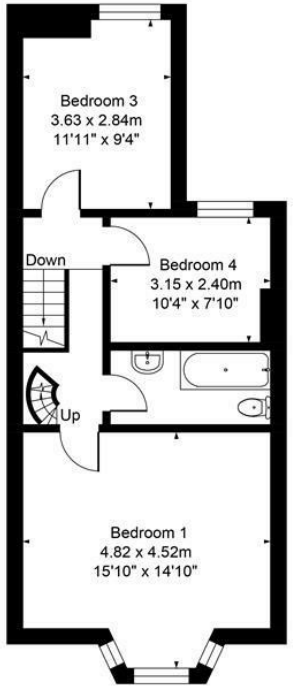
APPROX. GROSS INTERNAL FLOOR AREA 1422 SQ FT 132.10 SQ METRES

TOTAL APPROX. 709 SQ FT 65.85 SQ METRES



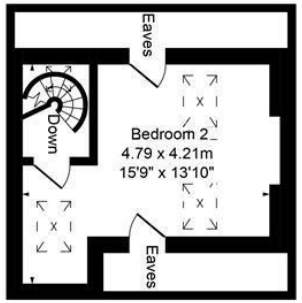
GROUND FLOOR

TOTAL APPROX. 532 SQ FT 49.44 SQ METRES



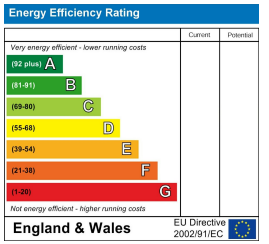
FIRST FLOOR

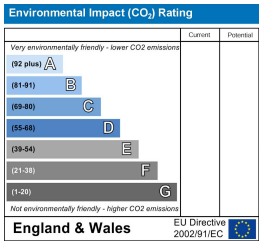
TOTAL APPROX. 181 SQ FT 16.81 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan