

estate agents **auctioneers**



4 Foxcote Road, Southville, Bristol, BS3 2BZ

£360,000

Hollis Morgan - A charming and unusually spacious (1600 sq ft) Three bedroom, Two bathroom Victorian terrace set over four floors, positioned within close proximity to North Street.

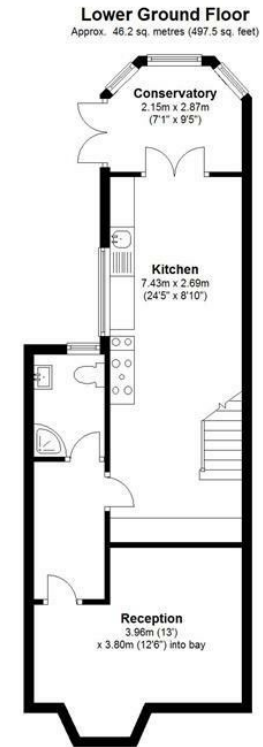
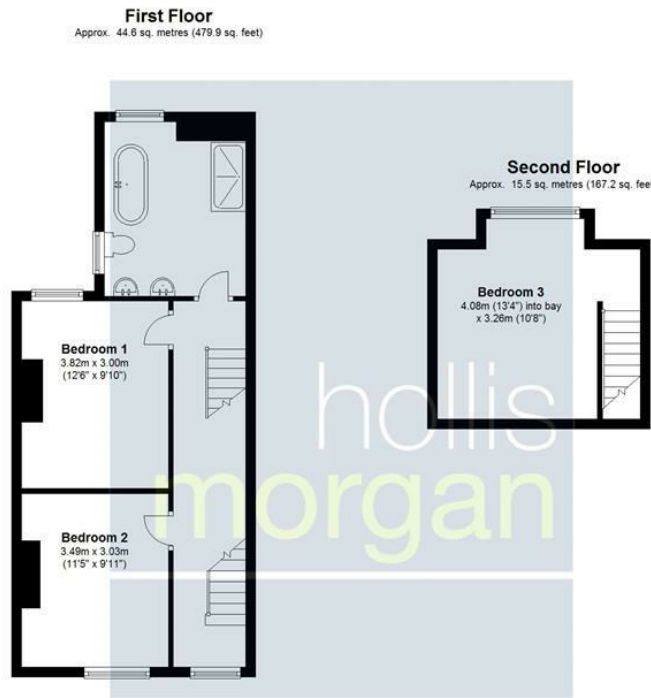
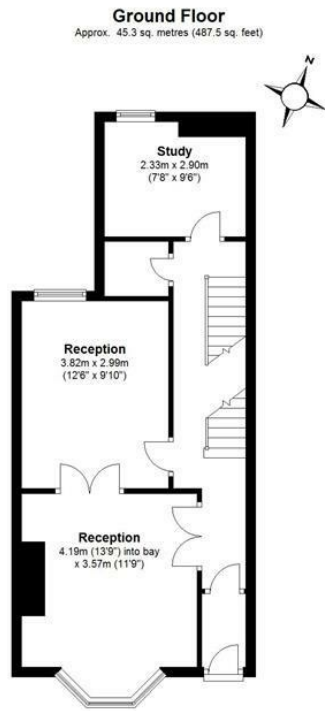
The Property

Foxcote Road is a popular residential street in this highly sought after area just a few hundred yards from North Street. Number 4 is a mid terraced, single bay, period property arranged principally over three floors plus an attic conversion, the present owners have transformed the property to retain the classic dimensions of these popular Victorian properties and the period features including tessellated tiled floors, original stripped pine floorboards alongside a blend of modern additions with all the inherent benefits of double glazing, a new heating system and bespoke kitchen units.

The property is approached at via a small front garden leading an entrance vestibule and two large reception rooms on the ground floor with an interconnecting door allowing for a larger open space and additional study at the back of the house. The kitchen and conservatory / breakfast room are on the lower ground floor opening out onto the enclosed West facing garden which enjoys excellent evening sunshine. There is also a large utility room, cloakroom and "Snug" on this level whilst the first floor has two large bedrooms plus stylish family bathroom with roll top bath and modern suite, bedroom three is located on the second floor in the attic conversion.

The property offers flexible accommodation with a quirky charm and excellent views to the rear toward Clifton Suspension Bridge – it has clearly been lovingly restored by the current owners to make a fine family home.



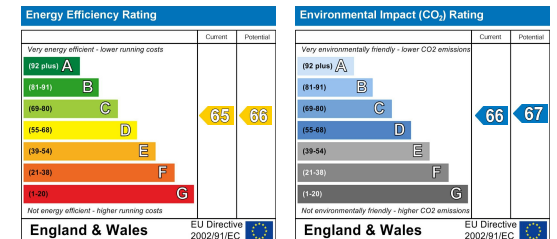


Total area: approx. 151.6 sq. metres (1632.0 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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