34 Lime Road, Southville, Bristol, BS3 1LT

£500,000

Hollis Morgan - A large and inviting Victorian home in need of improvement situated moments from North Street.

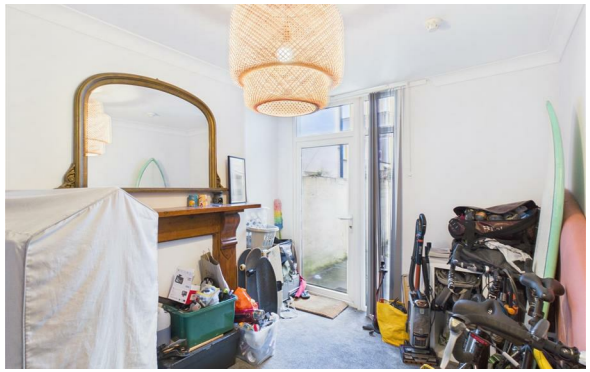
- Victorian Terrace Property
- Updating Required
- Separate dining and living room
- 3 Double Bedrooms
- Gas Central Heating
- Rear Garden
- No Onward Chain

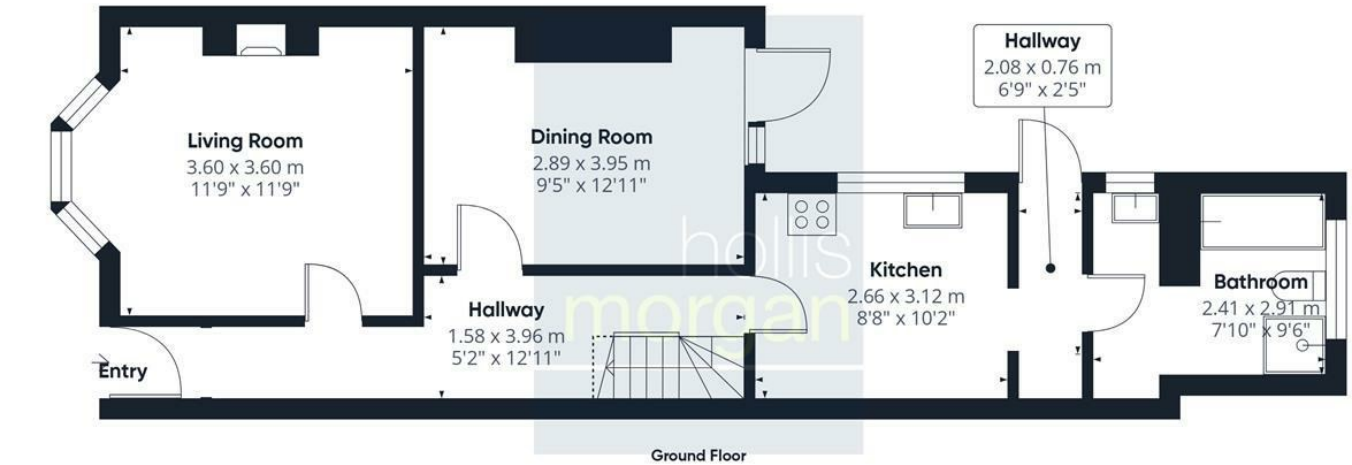
The Property
This well presented three-bedroom Victorian terraced home offers generous and versatile living accommodation in the ever-popular area of Soutville, with vibrant North Street just moments away at the end of the road. Rich in period charm, the property showcases a wealth of original features including intricate coving and cornices, cast iron fireplace and elegant dado rails.
The ground floor provides well-proportioned and thoughtfully arranged living space. To the front, a bright and spacious reception room is bathed in natural light from the attractive bay window, creating a warm and inviting setting. A separate dining room sits centrally within the home, perfectly positioned alongside the well-appointed kitchen. The kitchen offers an excellent range of white wall and base units, complemented by generous black work surfaces, an electric hob and oven, and space for a freestanding fridge freezer.
Completing the ground floor is a white-tiled family bathroom fitted with a classic four-piece suite comprising a bath, separate shower cubicle, wash basin and WC. A hallway to the rear of the property leads directly out to the garden, enhancing the flow of the home.
Upstairs, the first-floor hosts three well-proportioned bedrooms. The impressive principal bedroom spans the full width of the property at the front, enjoying abundant natural light from a bay window and benefiting from a large fitted wardrobe. The remaining two bedrooms are also generous in size, one of which includes two fitted wardrobes. A convenient separate WC with basin completes the first-floor accommodation.
Externally, the property boasts a delightful enclosed private garden with a south-easterly aspect, thoughtfully paved to create a low-maintenance outdoor space ideal for relaxing or entertaining.

Location
Southville remains an incredibly desirable part of the City for buyers of all kinds from first time buyers to families.
lime Road is ideally located to take advantage of the vast range of amenities the area has to offer on the nearby North St which is a vibrant and exciting High Street which provides everything from grocery shops to cafes & restaurants.
Equally close there are pedestrian paths with direct access onto Spike Island as well as Bristol's popular Floating Harbour and Wapping Wharf.

Other Information
Freehold.
Council Tax Band: TBC

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.





Approximate total area(1)

96.8 m²

1040 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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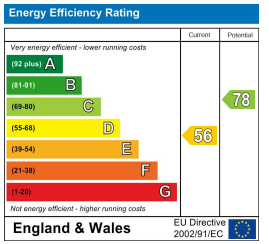

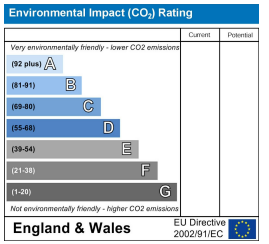

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