



MAGGS
& ALLEN

2 RALEIGH ROAD
SOUTHVILLE, BRISTOL, BS3 1QR
Guide Price £800,000

Welcomed to the market for the first time in 46 years, 2 Raleigh Road represents a unique opportunity to purchase a substantial (approx. 2000 sq.ft.) Victorian end-terrace, with the rare benefit of an integral garage and offering five bedrooms.

Ground Floor

Accessed through the vestibule, you will in turn enter into the hallway - providing access to the principal rooms and the staircase.

The open-plan lounge/diner is located to the right of the hallway, and has tastefully had a number of period features reinstated by the owners which are complemented by large windows and high ceilings. At the rear of this space is access through double doors to the rear garden/courtyard.

The kitchen/breakfast room is located towards the rear of the property and benefits from a westerly facing aspect overlooking the garden via a large bay window. Comfortably accommodating a four-seater breakfast table and chairs, the kitchen is fitted with a range of base and wall-mounted units and opens into the courtyard. A shower room comprising shower, WC and basin, and understairs storage complete the ground floor.

First Floor

Ascending to the first floor, you will come to what is a generous space providing access to all five bedrooms, bathroom and WC.

Located at the front of the property, the master bedroom is generous in size with sizeable bay window and fitted with wood flooring. Adjacent, bedroom 2 is a comfortable double with uPVC windows.

Externally

From Raleigh Road, a short driveway with double iron gates leads to the garage, and a pathway leads to the front door. A motorised up-and-over door opens directly into a spacious, tandem garage with light and power and workshop to the rear, and side door into the rear garden.

To the rear is a sizeable rear garden, which has been laid to patio for easy maintenance, and benefits from a sunny, westerly facing aspect.



Location

Southville is a dynamic neighbourhood celebrated for its thriving local businesses, strong sense of community, and vibrant, creative energy.

The transformation arguably began with the Tobacco Factory, which turned this southern suburb into a creative hotspot. Today, North Street is a lively hub filled with independent boutiques, chic cafes, and acclaimed restaurants such as COR, Souk Kitchen and Malago. It is also the home of Upfest, Europe's largest street art festival that brings yet more colour to the area.

Southville is located just a short walk or cycle away from Bristol's city centre, making it highly convenient for people who work in the city centre, and there are excellent public transport links, with buses running regularly. The Harbourside area, with its waterside restaurants, bars, and attractions like the M Shed Museum, is within easy reach, providing both leisure and cultural amenities close by.

Schools

Southville Primary School - Distance: 0.24 miles

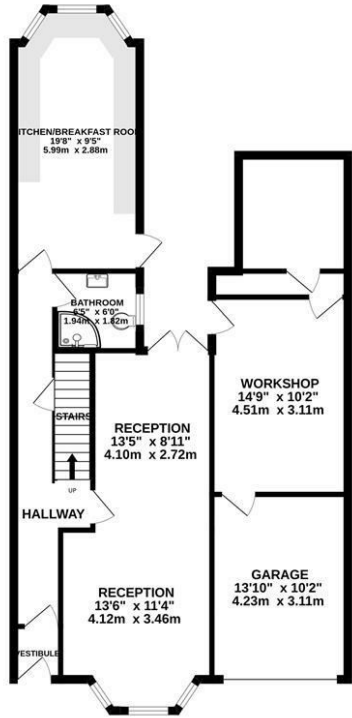
Ashton Gate Primary School - Distance: 0.29 miles

Bristol Cathedral Choir School - Distance: 0.53 miles

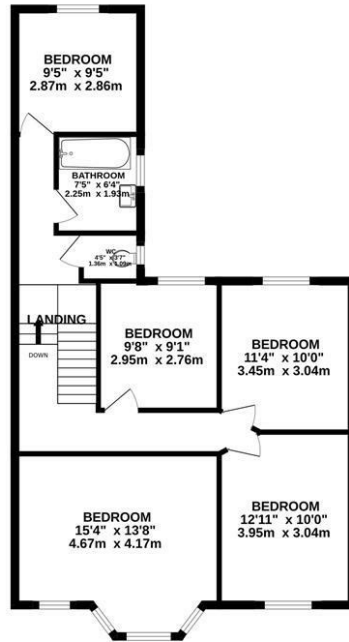
Ashton Park School - Distance: 1 miles



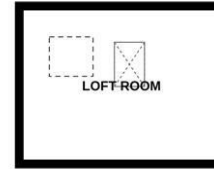
GROUND FLOOR
998 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.

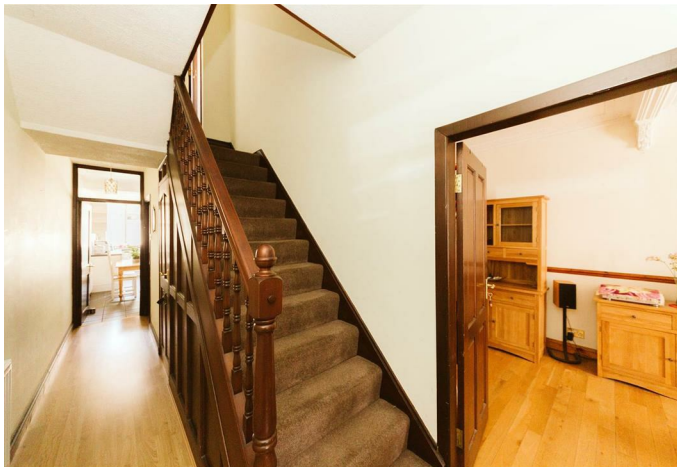


LOFT
181 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Double fronted Victorian property
- Integral garage, workshop and off-street parking
- Two reception rooms
- South-westerly facing rear garden
- Five bedrooms
- Positioned in a tremendously popular location
- Highly regarded cafes and restaurants in close proximity
- Offered to the market for the first time in 46 years
- Offering immense potential

Guide Price: £800,000

Tenure: Freehold

Council Tax Band:

EPC Rating: E

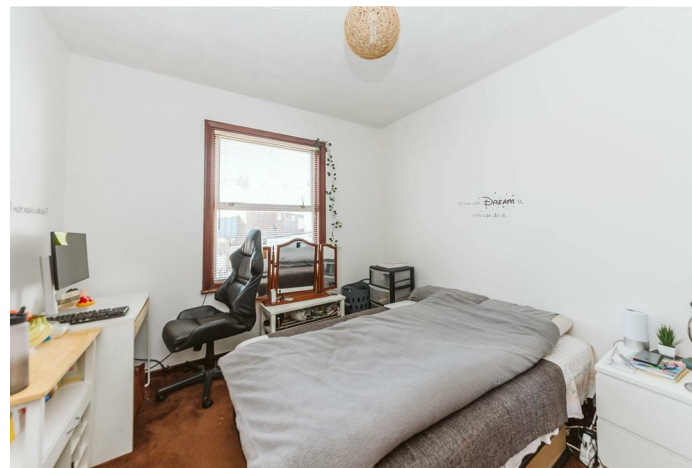
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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