



MAGGS  
& ALLEN

242 CORONATION ROAD  
SOUTHVILLE, BRISTOL, BS3 1RL  
£425,000



A Victorian residence, boasting approximately 1300 sq. ft. (including garage) and situated on Coronation Road in sought-after Southville. Offered with no onward chain, this property presents a fantastic opportunity for buyers eager to personalise a substantial home in an excellent location.

## Summary

Inside, the ground floor features two reception rooms, with a particularly spacious bay-fronted living area with some attractive original details retained. A kitchen at the rear is fitted with a range of base and wall-mounted units, and opens out onto a generous rear garden. Completing the ground floor is a four-piece bathroom and an under-stairs storage cupboard.

Upstairs, discover three double bedrooms, including a notably large principal bedroom spanning the width of the house, with the remaining bedrooms also both comfortable doubles.

Externally, the property benefits from a substantial rear garden with convenient access via a private lane from Lower Sydney Street. and a secure garage.

## Location

Located on the edge of Southville, Coronation Road is renowned for its grand Victorian architecture and offers easy access to local amenities. Enjoy a short 5-minute stroll to Greville Smyth Park and the vibrant North Street, while the popular Wapping Wharf is just a 10-minute walk away. For commuters, Temple Meads station is reachable within 30 minutes.

## Schools

Ashton Gate Primary School - Distance: 0.13 miles

Southville Primary School - Distance: 0.5 miles

Luckwell Primary School - Distance: 0.54 miles

Ashton Park School - Distance: 0.72 miles

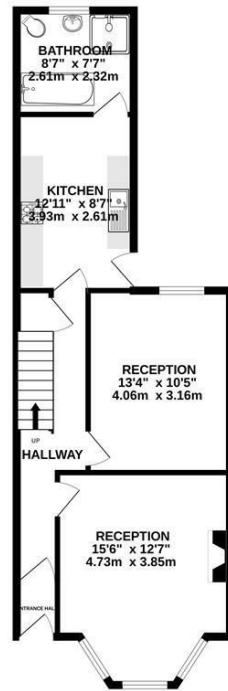
Bristol Cathedral Choir School - Distance: 0.76 miles



GARAGE  
187 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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- Three-bedroom mid-terrace Victorian residence
- In need of modernisation
- Secure garage to rear
- Two reception rooms
- Located in a popular area
- Offering generous square footage
- Some attractive original detailing retained
- No onward chain

**Guide Price:** £425,000

**Tenure:** Freehold

**Council Tax Band:** C

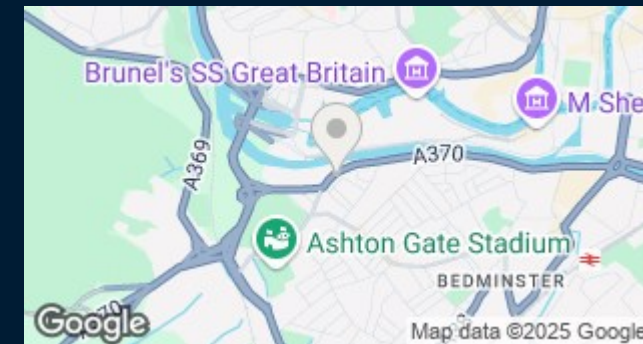
**EPC Rating:** E

**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. Please contact the office to confirm any details.







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