



MAGGS
& ALLEN

36 RALEIGH ROAD
SOUTHVILLE, BRISTOL, BS3 1QR
£625,000

An attractive and deceptively-spacious Victorian family home, situated on a popular road in Southville. Offering three double bedrooms, two reception rooms, an extended kitchen/diner and a sunny rear garden.

Vendor's Comments

"The property is in a great location on a friendly street, with everything on your doorstep. We've really enjoyed living here and if it wasn't for needing more space then we'd be staying. It's close to North St for local shopping, pubs and restaurants. It is only a 20 minute walk into the centre of town, but also only 5-10 mins walk to the edge of the city and wider green spaces. Ashton court can be easily reached in 5 mins by bicycle too.

The house benefits from the rare bonus of having rear vehicular access specifically servicing the houses with the ability to park at the back of the property without a permit. There is also a handy green space behind the access road that our sons have enjoyed playing in over the years and a watchful eye can be kept from the upstairs house rooms."

Ground Floor

The front door opens to a long entrance hall, with wooden flooring throughout and access to a useful storage cupboard, the staircase, and in turn the principal rooms.

The first and second reception rooms have been knocked through to create a bright, double-aspect living space with a large bay window to the front elevation and a sash window to the rear. The space boasts hardwood flooring throughout, as well as a wood-burning stove with exposed brick surround.

At the rear of the house sits a substantially-extended, open-plan kitchen/breakfast room with multiple windows and two skylights - allowing for natural light to bathe the room throughout the day. The kitchen itself comprises a range of high gloss-fronted base and wall-mounted units with quartz worktops, incorporating a range of integrated appliances including; a dishwasher, fridge/freezer, undermount sink and a free-standing range cooker.

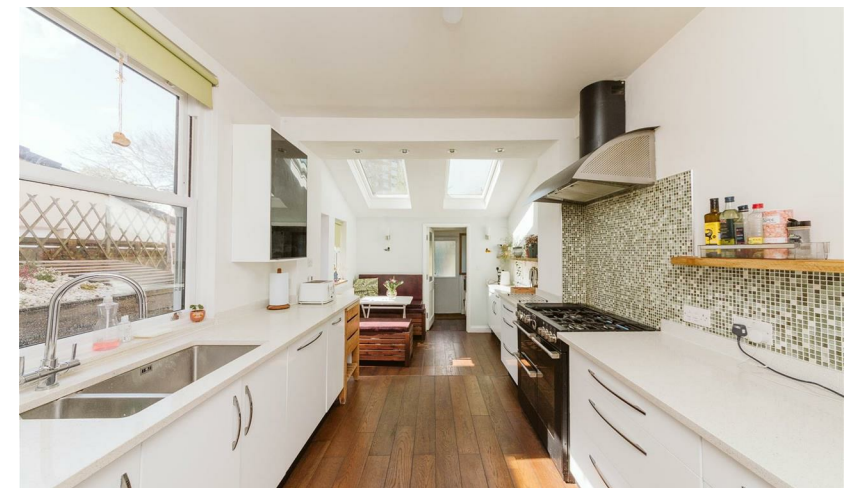
From the kitchen/diner, access is available to a useful utility room - offering further kitchen units and a stainless steel sink plus space for a washing machine, with a door providing level access to the garden. The ground floor WC is adjacent, and comprises a toilet and sink.

First Floor

Ascending to the first floor, the landing provides access to two bedrooms and the family bathroom, as well as an additional staircase rising to the second floor.

The main bedroom is a wonderfully-sized, bay-fronted double which spans the width of the house, and benefits from two large wardrobes either side of the chimney breast. Bedroom 3 is also a well-sized double, and would make an ideal home office or study.

Completing the first floor accommodation is a large, contemporary four-piece family bathroom encompassing a toilet, double sink, shower cubicle and a large bath. A sash window and skylight ensure the space is well-lit during the daytime and evening.



Second Floor

The entirety of the second floor houses a large double bedroom, with a window overlooking local green space and a skylight to front. Access is available to a range of useful eaves storage options, with ample wall space for wardrobes.

From here, you will find a bright en-suite shower room, with a large shower, toilet and sink.

Externally

The property benefits from an attractive, double-bay fronted façade with attractive Victorian stonework - offering fantastic curb appeal.

From Raleigh Road, an iron gate opens to a pretty front courtyard, with an original tiled floor and well-manicured raised beds.

The rear garden has been beautifully-maintained - comprising a large decking area, plus a lawn with raised borders. Access is available to a useful storage shed, as well as large gates opening to a rear access lane. These allow for the bottom section of the garden to be used for parking if desired, and can also be parked adjacent to without a permit.

Schools

Ashton Gate Primary School - Distance: 0.24 miles

Southville Primary School - Distance: 0.26 miles

City of Bristol College - Distance: 0.46 miles

Luckwell Primary School - Distance: 0.53 miles

Bristol Cathedral Choir School - Distance: 0.59 miles

Location

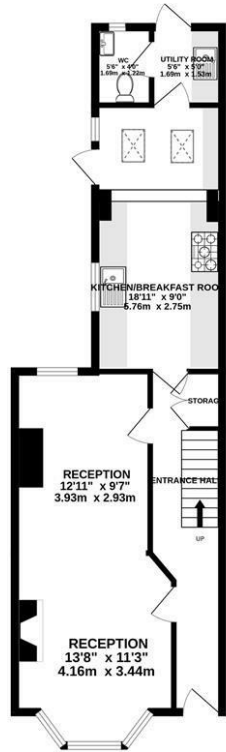
Southville is a dynamic neighbourhood celebrated for its thriving local businesses, strong sense of community, and vibrant, creative energy.

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.



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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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- A deceptively-spacious, double-fronted Victorian home
- Open-plan living space, plus a large kitchen/breakfast room
- Three generous double bedrooms, including a second floor bedroom with an en-suite shower room
- Utility room and ground floor WC located off the kitchen
- Sizeable, four-piece family bathroom
- Beautifully-maintained throughout, with high quality fittings
- Sunny rear garden, with an option for off-street parking
- Located on a popular road close to transport links, North Street and the City Centre

Guide Price: £625,000

Tenure: Freehold

Council Tax Band: C

EPC Rating:

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.

MAGGS & ALLEN





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