



**Merrywood Road, Southville, Bristol,  
BS3 1DY**

Hunters BS3 are thrilled to present for sale this charming two bedroom victorian terrace home sitting on Merrywood Road, Southville. Having been renovated by the present vendors over the last few years the property offers all modern conveniences such as gas central heating and uPVC double glazing throughout whilst retaining the victorian charm these properties are so popular for.

Internally to the ground floor there are two reception rooms, the larger of the two incorporates the bay window and offers a fireplace, whilst the dining room affords french doors to the garden. The kitchen is fitted with modern gloss white units with contrasting wood effect worktops, further benefits include an AEG induction hob & cooker, built in fridge/ freezer and door out to the garden. Moving upstairs there are two double bedrooms, and three piece fitted bathroom.

Outside, the front offers ample space for bin & bike storage whilst the rear garden has been overhauled to offer raised beds, and seating area currently laid with stone, perhaps the best feature is the fact its south facing, making most of the sun all day. No stone has been left unturned and this particular property is sure to suit any couple wanting an immaculate victorian property within this very popular location, so please call Hunters to arrange an internal viewing.

**LIVING ROOM**

*3.46m (11' 4") x 3.46m (11' 4")*

**DINING ROOM**

*3.55m (11' 8") x 2.60m (8' 6")*

**KITCHEN**

*2.90m (9' 6") x 2.30m (7' 7")*

**MASTER BEDROOM**

*4.40m (14' 5") x 3.46m (11' 4")*

**BEDROOM TWO**

*3.55m (11' 8") x 2.60m (8' 6")*

**BATHROOM**

*2.31m (7' 7") x 1.78m (5' 10")*

**OPENING HOURS**

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

