



£560,000

32 Beaufort Road, Southville, Bristol, BS3 1PY

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

32 Beauley Road Southville, Bristol, BS3 1PY

Offered chain free, this rubble-stone fronted terraced home combines period character with modern comfort, all in a highly convenient location close to the amenities of North Street and Wapping Wharf. A neat paved front garden sets the property back from the street, giving it an attractive approach.

Stepping into the hallway, the plaster arch overhead sets the tone for the period features that run throughout the home. Stripped wooden floorboards extend into the open-plan living and dining room, which stretches the length of the house. At the front, the living area centres around an ornate fireplace, with a sash bay window flooding the space with light and ornate cornicing adding detail. The room flows seamlessly into the dining area, where French doors open directly onto the garden.

Further along the hallway sits the kitchen/breakfast room. This bright and airy space is fitted with cream shaker-style cabinetry and wooden worktops, offering plenty of storage and includes a range of appliances. White tiling underfoot adds a fresh finish, while skylights and French doors at the rear ensure the room is bathed in natural light. A dining table fits neatly at the far end, making this a perfect space for relaxed family meals. A useful w/c is also tucked beneath the stairs.

Externally, the rear garden begins with a paved courtyard bordered by a flowerbed, leading to a gravelled area that provides plenty of room for outdoor furniture. Surrounded by mature planting, it is a private and flexible space for entertaining or unwinding outdoors.

The first floor is home to two bedrooms and a family bathroom. Both bedrooms are easily large enough to accommodate a double bed and storage furniture,



with the primary bedroom at the front of the home being especially spacious. Both bedrooms feature sash windows and enjoy the character of a brick fireplace. The bathroom is thoughtfully designed, with a freestanding bath, corner shower, sink and toilet, and a sash window overlooking the garden.

The top floor has been converted to create a comfortable third bedroom, finished with soft carpeting and offering useful access to eaves storage.

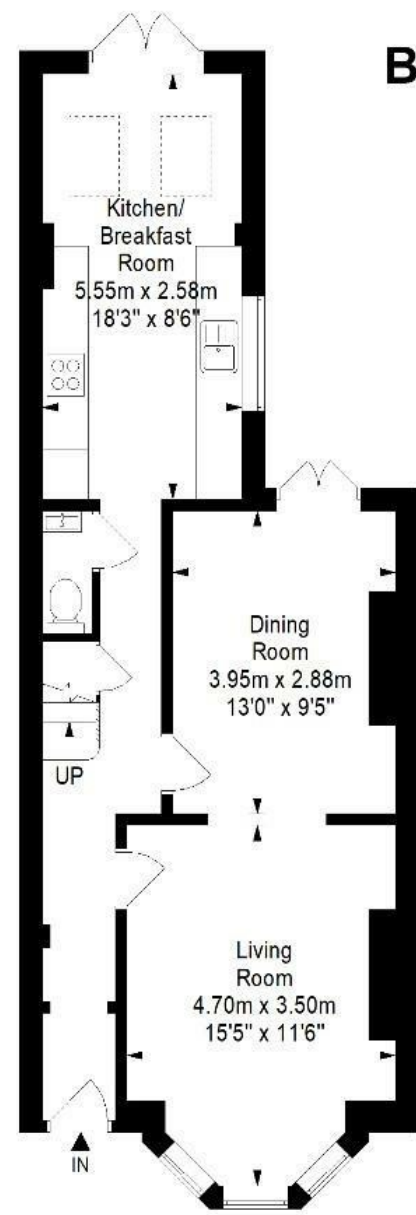
Perfectly situated between vibrant North Street and the waterfront at Wapping Wharf, this home is within easy reach of independent shops, cafes, and restaurants, as well as excellent links into the city centre.



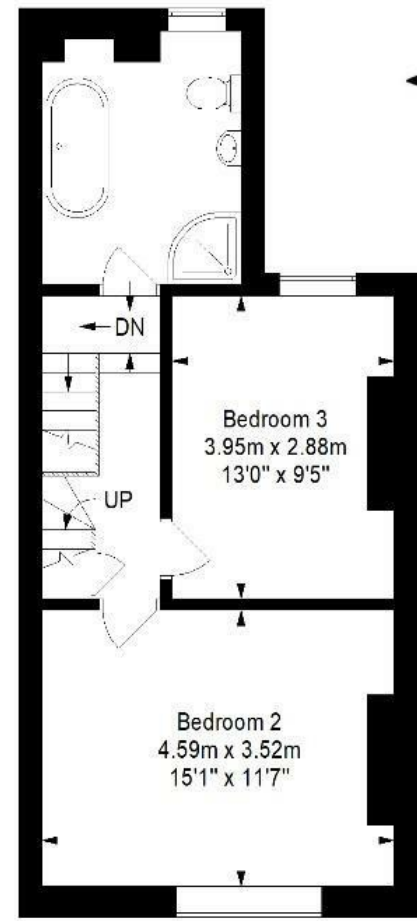


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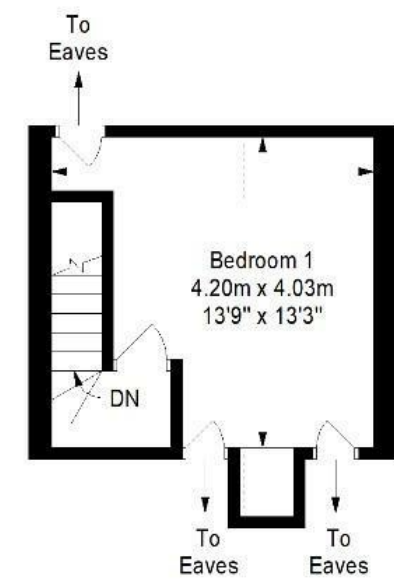
Approximate Gross Internal Area = 115.0 sq m/ 1237.9 sq ft



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)
 Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
 All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk