



# Greenbank Road

Southville, Bristol BS3

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Located in the heart of Southville, this property enjoys a vibrant and well-loved Bristol neighbourhood. Southville is known for its friendly community feel, tree-lined streets, and close proximity to Bristol's city centre and harbourside. Within easy walking distance are a fantastic selection of cafés, independent shops, and cultural landmarks, including the much-loved Tobacco Factory Theatre, adding to the area's creative and social appeal.

Residents here benefit from excellent public transport links and easy access into the city centre and wider Bristol area, whether travelling by bus, bike, or on foot.

You're also just a short stroll from local parks and pockets of greenery, perfect for weekend walks or dog outings. With a great mix of amenities, including popular pubs, small grocery stores, and local services, Southville remains one of Bristol's most sought-after areas for both families and professionals alike.

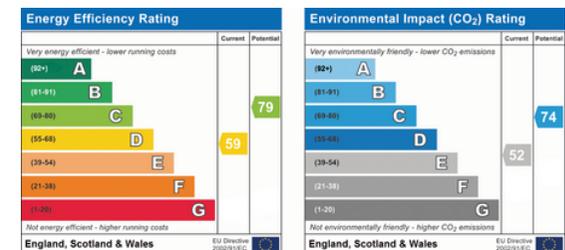
Step into this versatile three-storey home, thoughtfully arranged to suit a variety of lifestyles.

On the street-level floor, you're greeted by a welcoming entrance hall leading to a warm and cosy living room, while towards the front sits a double bedroom that offers flexibility, ideal for use as a home office, guest room, or additional living space.

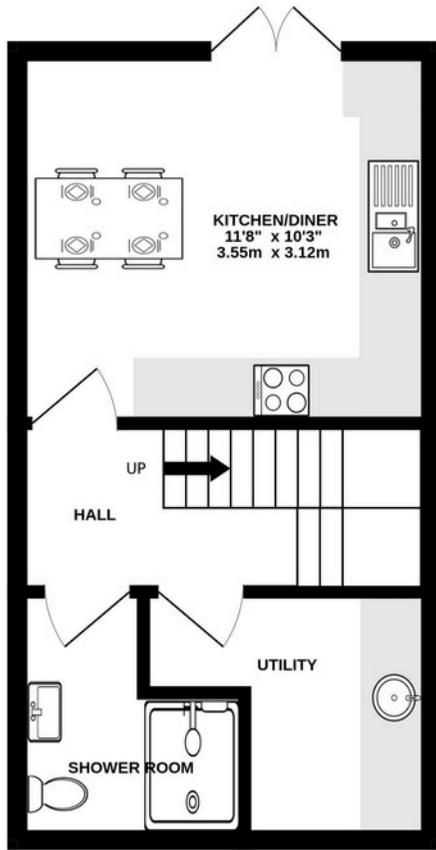
Descending to the lower ground floor, you'll find the heart of the home: a well-proportioned kitchen with plenty of space for a dining table, perfectly set up for family meals and entertaining. The kitchen opens via French doors onto the rear garden, filling the room with natural light and providing an easy indoor/outdoor flow. Adjacent are a practical utility room and a contemporary shower room, adding excellent functionality and convenience to this level.

Climb to the top floor, which is dedicated to rest and privacy. Here you'll find two generous double bedrooms, one of which boasts its own en-suite wash basin and WC, ideal for privacy and comfort.

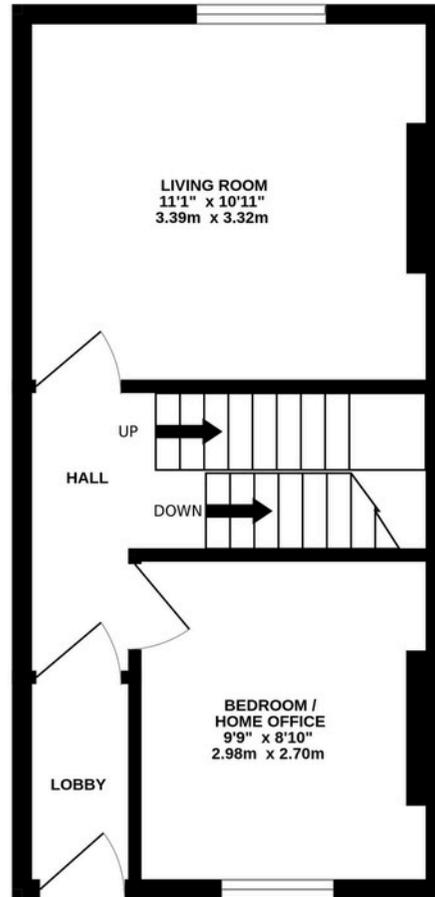
Thanks to its three-storey layout, this house offers a desirable division between private and communal spaces: entertaining downstairs, living and working on the middle floor, and sleeping quarters above. With direct garden access and flexible rooms, it's ideal for growing households, professionals seeking a live/work arrangement, or anyone looking for a home that can adapt to their needs.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

