

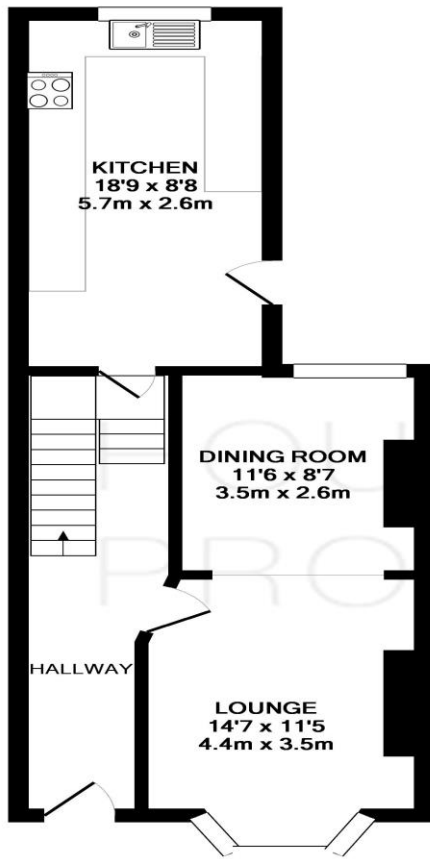
Victoria Avenue Bristol BS5 9NG • Offers In Excess Of £300,000



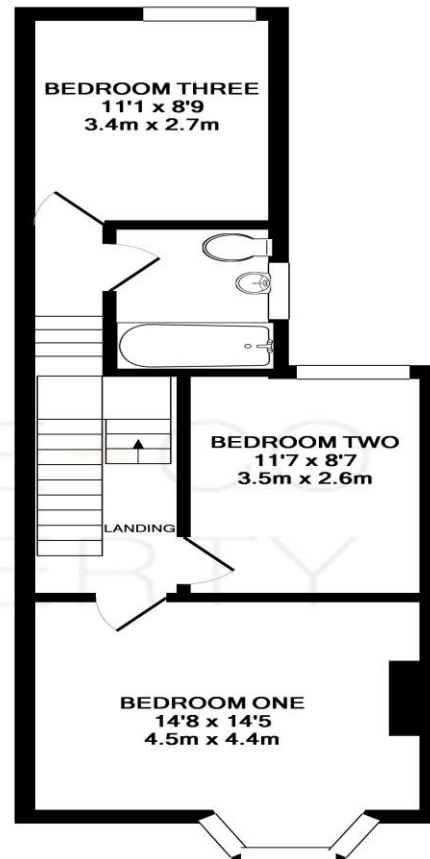
3 BEDROOMS • 1 BATHROOMS • 3 RECEPTIONS • TENURE: Freehold

EXTENDED AND SPACIOUS
OPEN PLAN LOUNGE/DINER
DOUBLE BAY FRONTED
THREE DOUBLE BEDROOMS
FAMILY UPSTAIRS BATHROOM
SOUTH FACING REAR GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING
SCOPE TO EXTEND
POPULAR LOCATION

Situation in popular Redfield within walking distance to St George's Park, Netham Playing Fields, Train Station, City Centre and Church Road; one of Bristol most vibrant high streets with its 5 star rated cafe's, restaurants and artisan bakery sits this well presented and spacious three bedroom period family home. The property comprises of an entrance hallway leading to a open plan lounge/diner and an extended modern kitchen/breakfast to the ground floor along with three double bedrooms and family bathroom to the first floor. Further benefits include; gas central heating, double glazing, scope to extended into the loft [subject to planning and building regulations] and an enclosed and private low maintenance south facing rear garden!



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Room sizes

GROUND FLOOR

Hallway

Lounge

14' 7" x 11' 5" (4.44m x 3.48m)

Dining Room

11' 6" x 8' 7" (3.50m x 2.61m)

Kitchen

18' 9" x 8' 8" (5.71m x 2.64m)

FIRST FLOOR

Landing

Bedroom One

14' 8" x 14' 5" (4.47m x 4.39m)

Bedroom Two

8' 7" x 11' 7" (2.61m x 3.53m)

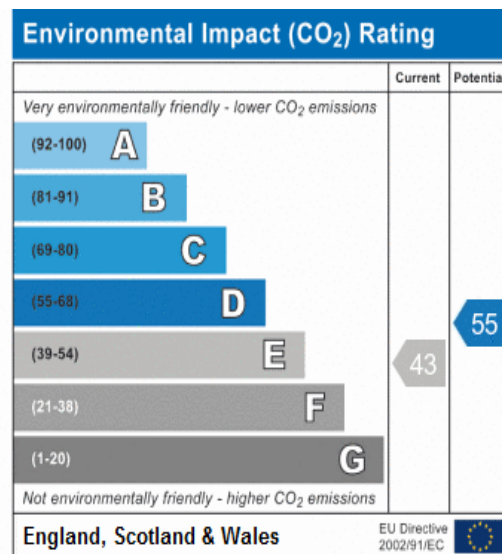
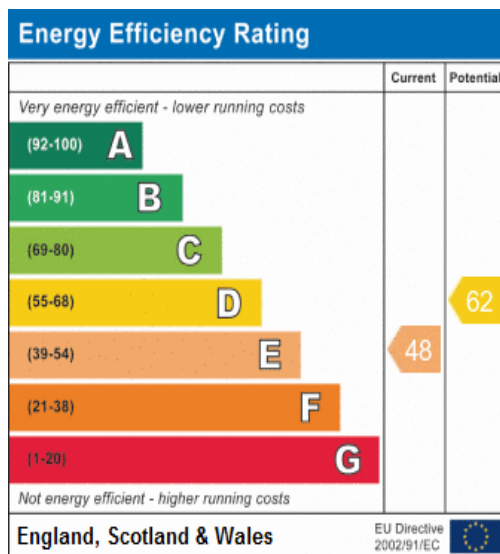
Bathroom

5' 7" x 7' 7" (1.70m x 2.31m)

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.66m)





General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.