

## Gilbert Road Redfield Bristol BS5 9DS • £290,000



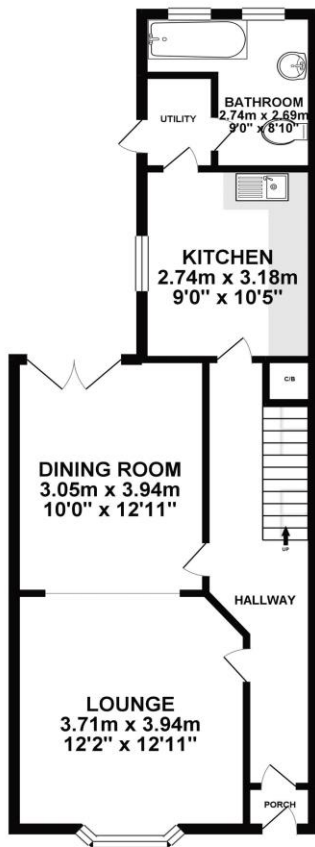
3 BEDROOMS • 2 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

VICTORIAN TERRACE  
THREE BEDROOMS  
LOUNGE/DINER  
MODERN KITCHEN  
DOWNSTAIRS BATHROOM  
UPSTAIRS SHOWER ROOM  
PERIOD FIREPLACES  
STRIPPED FLOORS  
COURTYARD GARDEN  
NO CHAIN

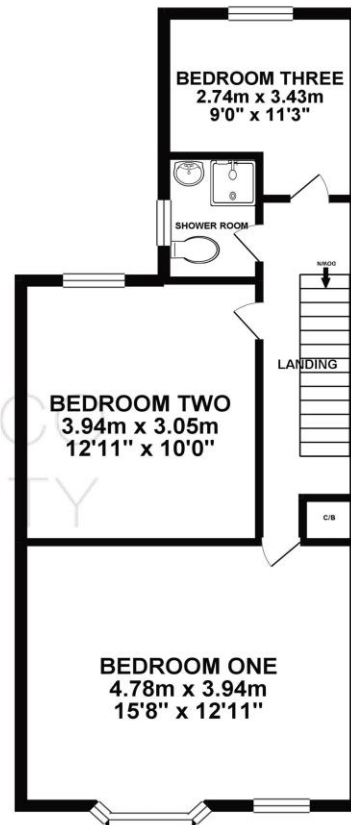
An outstanding example of a Victorian terrace located on a popular road in Redfield close to the vibrant Church Road and it's local shops, deli's, cafe's and bars. This beautiful home has been tastefully renovated by its current owner over the years and has retained many of its period features. In brief the property comprises of entrance hallway with stripped floorboards and stairs. The lounge/diner has two fireplaces, ceiling cornice, stripped floors and with doors leading to the garden. The bespoke kitchen has wooden worktops and built in cooker. To the rear is a family size bathroom. Upstairs the master bedroom is full width with bay window and period fireplace. There is an additional double bedroom with period fireplace and a single bedroom. The property also benefits from an additional shower room. Outside you'll find a west facing garden with bedding areas enclosed by brick wall and fencing. A viewing is highly recommended to appreciate all of it's period features and character!



GROUND FLOOR



1ST FLOOR



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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## Room sizes

### GROUND FLOOR

Hallway

Lounge

12' 11" x 12' 2" (3.93m x 3.71m)

Dining Room

12' 11" x 10' 0" (3.93m x 3.05m)

Kitchen

10' 5" x 9' 0" (3.17m x 2.74m)

Utility

Bathroom

9' 10" x 9' 0" (2.99m x 2.74m)

### FIRST FLOOR

Landing

Bedroom One

15' 8" x 12' 11" (4.77m x 3.93m)

Bedroom Two

12' 11" x 10' 0" (3.93m x 3.05m)

Shower Room

Bedroom Three

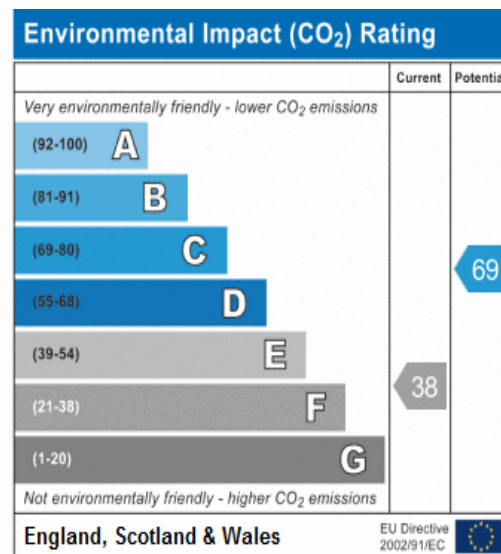
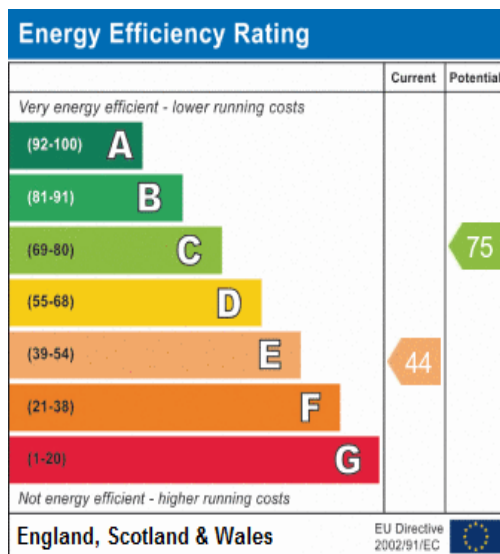
11' 3" x 9' 0" (3.43m x 2.74m)



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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.

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## 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.