

Vicarage Road Redfield Bristol BS5 9AF • £295,000



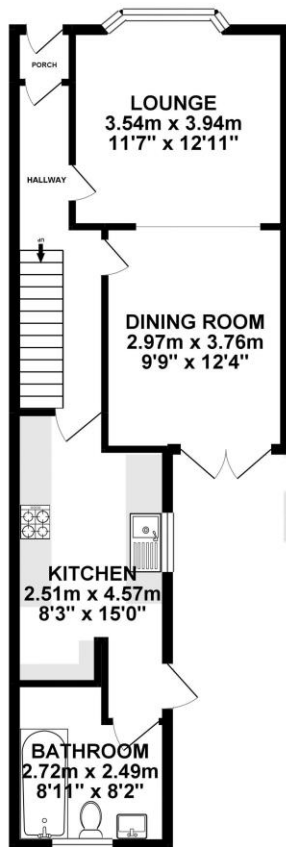
3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

VICTORIAN TERRACE
THREE DOUBLE BEDROOMS
LOUNGE/DINER
MODERN KITCHEN
DOWNSTAIRS BATHROOM
PERIOD FIREPLACES
STRIPPED FLOORS
SOUTH FACING GARDEN
CLOSE TO CYCLE TRACK

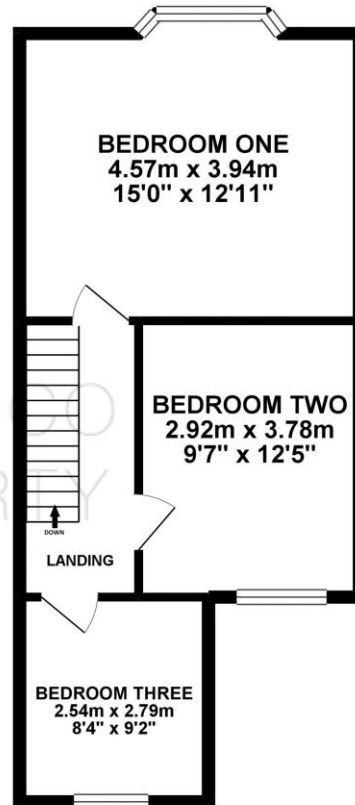
Situated on the Easton/Whitehall borders close to the Bristol to Bath cycle path is this attractive double bay fronted Victorian three bedroom terraced house located just off of Whitehall Road, with a 50' southerly facing rear garden. The property comprises of entrance hallway, lovely and light lounge/diner with stripped floorboards and feature fireplaces and double doors leading to the garden. The modern kitchen can be found to the rear along with the bathroom. To the first floor are 3 double bedrooms, some with feature fireplaces. Further benefits include UPVC double-glazing, combination boiler and larger than average southerly garden with lane. A fantastic home in a great location! Please call to view!



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.
Made with floorplan ©2019



Room sizes

GROUND FLOOR

Entrance Porch

Hallway

Lounge

11' 7" x 12' 11" (3.53m x 3.93m)

Dining Room

9' 9" x 12' 4" (2.97m x 3.76m)

Kitchen

8' 3" x 15' 0" (2.51m x 4.57m)

Bathroom

8' 11" x 8' 2" (2.72m x 2.49m)

FIRST FLOOR

Landing

Bedroom One

15' 0" x 12' 11" (4.57m x 3.93m)

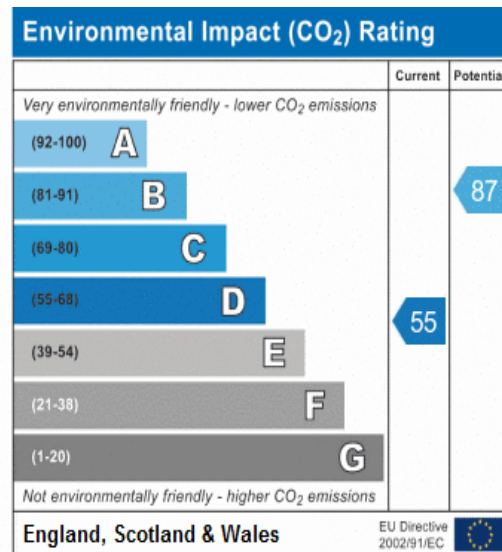
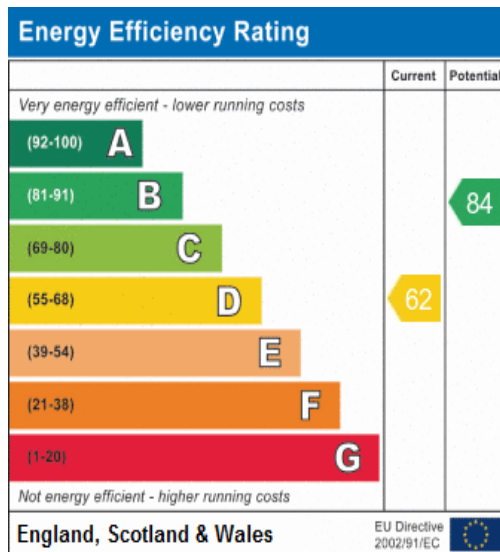
Bedroom Two

9' 7" x 12' 5" (2.92m x 3.78m)

Bedroom Three

8' 4" x 9' 2" (2.54m x 2.79m)





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.