

Gilbert Road Redfield Bristol BS5 9DS • Offers In Excess Of £325,000



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

VICTORIAN END TERRACE
THREE DOUBLE BEDROOMS
LOUNGE/DINER
MODERN KITCHEN
TWO BATHROOMS
STRIPPED FLOORS
WOOD BURNER
COURTYARD GARDEN
CLOSE TO CHURCH ROAD
SIDE ACCESS

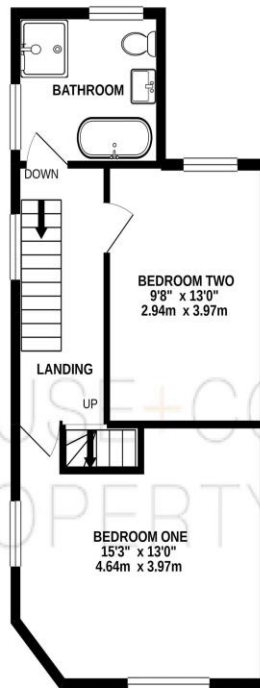
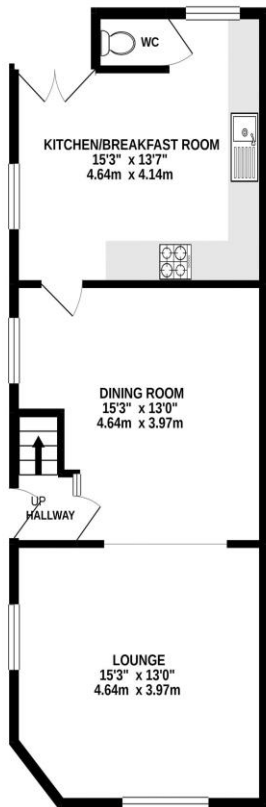
Well presented Victorian end terrace located just a short walk from Redfields Church Road with its many shops, delis, cafes and bars. This deceptively spacious home comprises of a full width lounge with dual aspect windows, stripped floors and is open plan to the dining area with wood burning stove. The extended kitchen runs the width of the property with modern units and access to a downstairs cloakroom. Double doors lead out to the westerly facing courtyard garden with side access ideal for cyclists. Upstairs on the first floor you'll find two double bedrooms and a stunning bathroom with separate shower and freestanding bath. On the second floor there is a spacious double bedroom with velux window and views across the city and a bathroom with W.C and hand basin. In lovely condition throughout this home offers spacious accommodation and is ideally situated close to the cycle track, local bus routes and train station. Please call to view!



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropix ©2020.



Room sizes

GROUND FLOOR

Lounge 15' 3" x 13' 0" (4.64m x 3.96m)

Dining Room 15' 3" x 13' 0" (4.64m x 3.96m)

Kitchen/Breakfast Room 15' 3" x 13' 7" (4.64m x 4.14m)

WC

FIRST FLOOR

Bedroom One 15' 3" x 13' 0" (4.64m x 3.96m)

Bedroom Two 9' 8" x 13' 0" (2.94m x 3.96m)

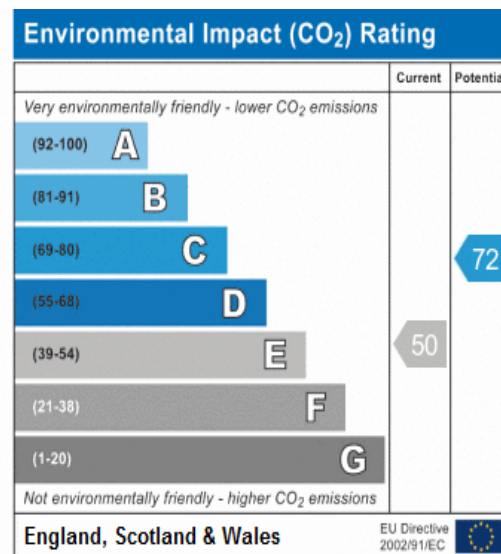
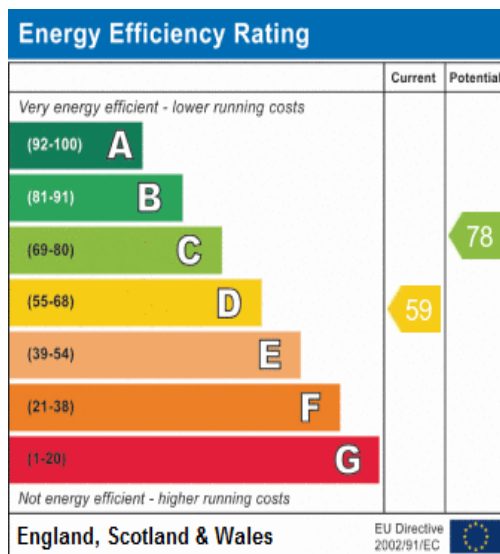
Bathroom

SECOND FLOOR

Bedroom Three 13' 0" x 8' 10" (3.96m x 2.69m)

WC





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.