

Victoria Avenue Redfield Bristol BS5 9NH • £315,000



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

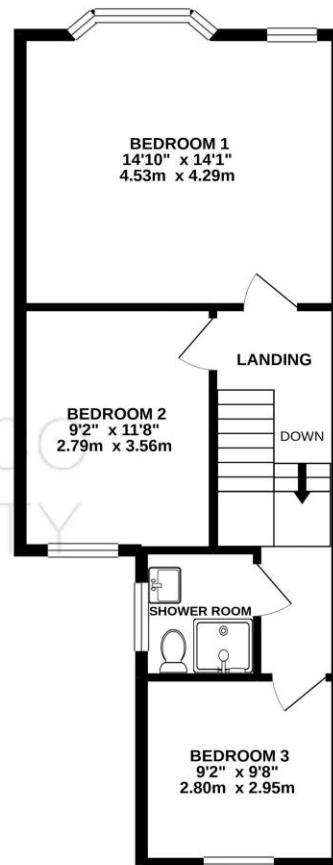
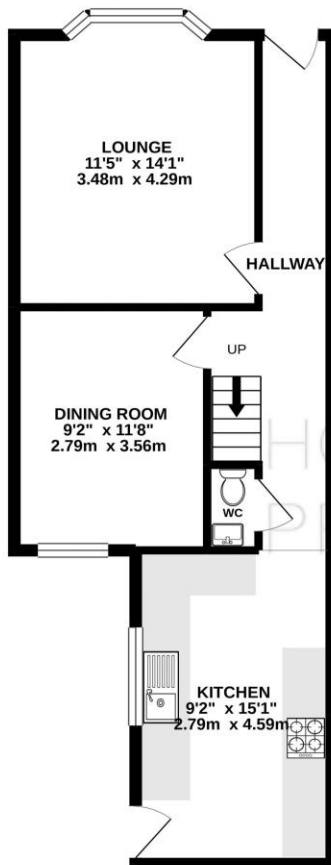
VICTORIAN STYLE END OF TERRACE
THREE BEDROOMS
BAY LOUNGE
SEPARATE DINING ROOM
DOWNSTAIRS WC
UPSTAIRS SHOWER ROOM
SOUTHERLY-FACING COURTYARD
GARDEN
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
NO CHAIN!

This Victorian-style end of terrace house is set close to Church Road's popular shops and cafes with great access both into and out of the City and benefits from a southerly-facing rear garden. Comprising inner hallway, bay lounge, separate dining room with french doors to the southerly-facing rear garden, a downstairs cloakroom and good sized kitchen. There are 3 double bedrooms and shower room above. With uPVC double glazing, gas central heating and NO CHAIN, this good sized house is ideal for someone looking for a well proportioned home in this increasingly popular area.

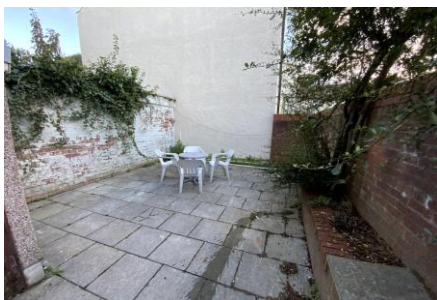


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

11' 5" x 14' 1" (3.48m x 4.29m)

Dining Room

9' 2" x 11' 8" (2.79m x 3.55m)

Kitchen

9' 2" x 15' 1" (2.79m x 4.59m)

WC

FIRST FLOOR

Landing

Bedroom 1

14' 10" x 14' 1" (4.52m x 4.29m)

Bedroom 2

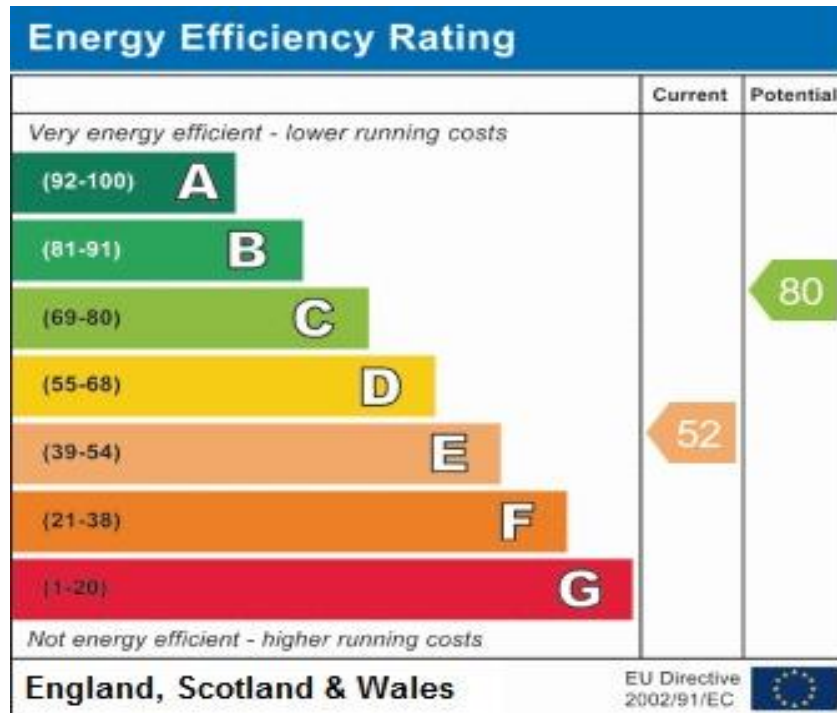
9' 2" x 11' 8" (2.79m x 3.55m)

Bedroom 3

9' 2" x 9' 8" (2.79m x 2.94m)

Shower Room





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.