



HUNTERS[®]

HERE TO GET *you* THERE

130 Victoria Avenue, Redfield, Bristol, BS5 9NW

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£330,000

****South Facing Garden - Prime Redfield Location!**** The long term owners of this home have secured a new build so they're ready to move! The position of this house will be popular being in the peaceful liveable neighbourhood yet tucked behind the bustle of Church Road and walking distance to St George Park. You can tell the property has been well loved with its condition. There is potential to add value with modernisation yet its ready to live in for many more years as is. The boiler is brand new! Internally boasting lounge, central dining/sitting room, kitchen and bathroom to ground floor. The first floor offers a vast master bedroom, another double and a single bedroom that would make an ideal home office. The sunny south facing garden is low maintenance with a shed and rear gated access.

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GROUND FLOOR

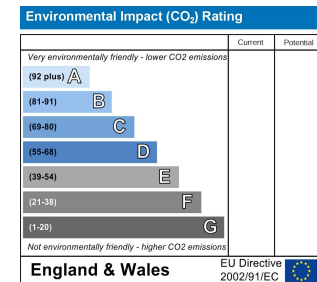
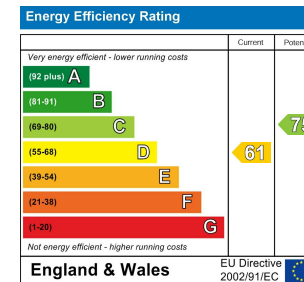


1ST FLOOR



3 BED MID TERRACE

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 Metropix C2026



Front Door

Front garden space for plants and bins, uPVC door opening into

Entrance Hall

Stairs to first floor, cupboards housing meters, radiators, under stairs storage space, doors into...

Lounge

15'2" x 9'4"

Double glazed bay window to front, radiator

Dining/Sitting Room

14'9" x 11'4"

Versatile central room with window into kitchen, electric fire, radiator, door and step down into...

Kitchen

14'8" x 5'8"

Wall and base units surrounding sink and drainer beside oven space, work surface over space for three appliances, door and window to rear garden, door into...

Bathroom

7'7" x 4'5"

Fully tiled. Three piece suite comprising bath with shower over, wc, wash hand basin, radiator, double glazed window to rear and side

Stairs

Leading to first floor landing with loft (housing new boiler) access and doors to...

Bedroom One

14'11" x 13'2" max

Double glazed bay window to front with additional window to side. built in storage cupboard, fitted wardrobes, radiator

Bedroom Two

11'4" x 8'2"

Double glazed window to rear, radiator

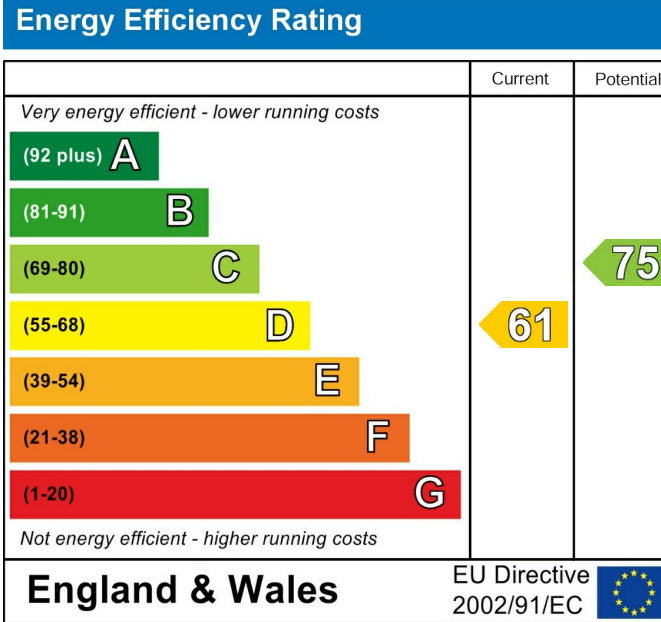
Bedroom Three

8'0" x 5'9"

Double glazed window to rear, radiator

Garden

South facing, patio, flower bed. rear gate access, brick built storage shed



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









