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Victoria Parade

Redfield, Bristol, BS5 9EA

Offers In Excess Of £375,000

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COOL STYLISH FINISH There is a lot of space in this attractive property! and no improvements needed due to the retained character with a modern twist. Look at the central dining sitting room complete with wood flooring, log burner and French doors to the Sunny West Facing garden and sight of the bright extended kitchen with concrete work surface and floor to ceiling window overlooking the garden! There is a cosy lounge to the front - Upstairs are two generous double bedrooms and the bathroom. Situated on the Whitehall Redfield borders giving immediate access to Church Road amenities and St George Park. Please get in touch to view - the vendor has secured their new home.

FRONT DOOR
Front garden. wood front door opening into

ENTRANCE HALL
Wood flooring, internal porch with stained glass door opening into hallway with period archway with corbels, radiator, door to

LOUNGE 13' x 11'7" (3.96m x 3.53m)
Double glazed bay window to front, Victorian cast iron open fireplace, radiator

DINING ROOM 13'9" x 13'1" (4.20m x 4m)
Lovely bright central sitting/dining room with wood flooring, stairs leading to first floor, under stairs storage space, radiator, fireplace housing wood burner, double glazed large door to rear garden, cat flap in the wall, opening into

KITCHEN 13'10" x 8'3" (4.22m x 2.51m)
Newly fitted with floor to ceiling window at the end overlooking the West facing garden so bringing in lots of natural light, white base units with brushed concrete worktop, inset sink with drainer, fitted oven and hob, integrated dishwasher, space for washing machine & fridge freezer, double glazed window to side, slate tiled flooring with wood trim

STAIRS
Leading to first floor landing with built in storage cupboard, loft access and doors to

BATHROOM 9'2" x 8'2" (2.79m x 2.49m)
Three piece white suite comprising wc, wash hand basin with vanity unit beneath, P shaped bath with shower over, glass shower screen, part tiled walls, towel radiator, cupboard housing combination boiler for heating, obscure glazed window to rear

BEDROOM ONE 14'3" x 13'6" (4.34m x 4.11m)
Lovely large room. Double glazed window to front, radiator, wood flooring

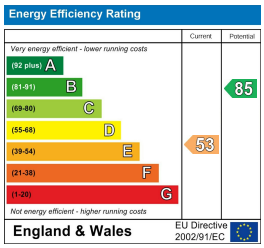
BEDROOM TWO 13'4" x 9'9" (4.06m x 2.97m)
Double glazed window to rear, radiator

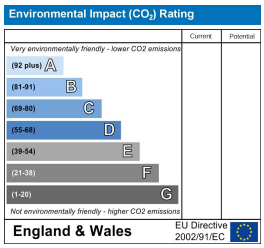
GARDEN
West Facing Sunny Garden mainly laid with patio stone, brick built flower bed surround, wood panelling to rear and built in shed

Area Map

Floor Plans

Energy Efficiency Graph





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72 St Marks Road, Easton, BS5 6JH
Tel: 0117 9522 939 Email: easton@hunters.com https://www.hunters.com