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227 Redcatch Road, Bristol, BS4 2HQ



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Asking Price £450,000

Situated on the popular Redcatch Road in Bristol, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,109 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a home office.

The house, dating back to the 1938 exudes character while offering modern living. The shower room is thoughtfully designed, catering to the needs of a busy household. A detached garage at the rear adds to the practicality of the home, providing secure parking for one vehicle and additional storage options.

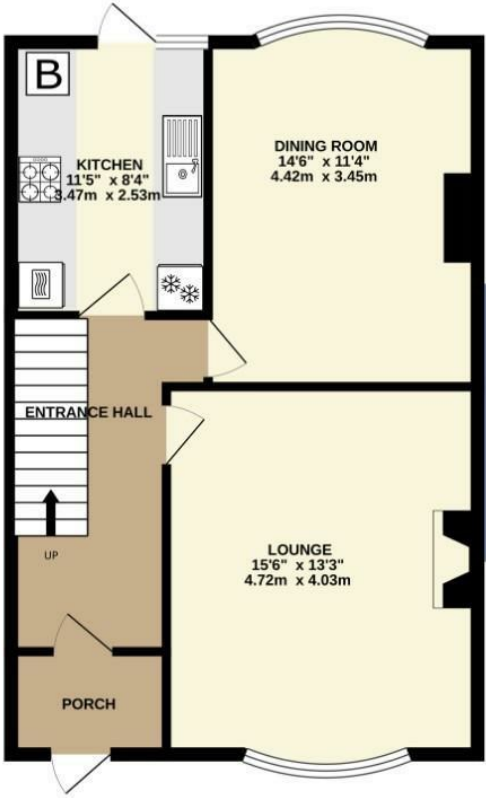
The location is particularly appealing, situated in a popular area that is close to both Redcatch and Perrets Parks, perfect for leisurely strolls or family outings. Projects including Redcatch community garden which is mainly ran by volunteers and provides space for the whole community to come together, improve health and wellbeing, learn about growing seasonal healthy food, biodiversity. Visit the cafe, take part in its many events and workshops and maybe even become a volunteer yourself.

Excellent transport links to the city centre and Bristol Temple Meads make commuting a breeze, ensuring that you are never far from the vibrant life of the city.

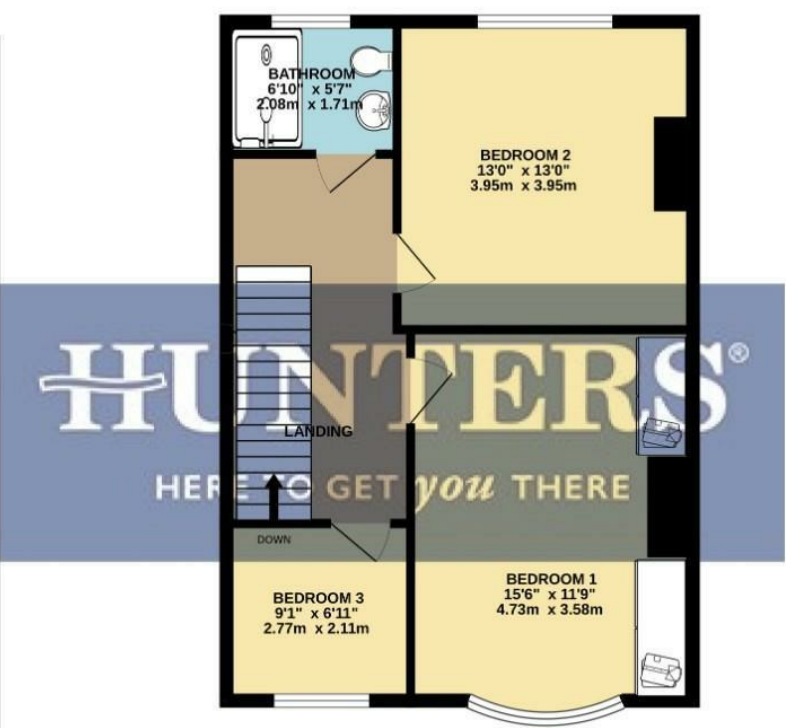
The rear garden offers a private outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. This property is a wonderful opportunity for those looking to settle in a well-connected and friendly neighbourhood. Don't miss the chance to make this charming house your new home. Call Hunters today to arrange your internal viewing on 0117 9723948

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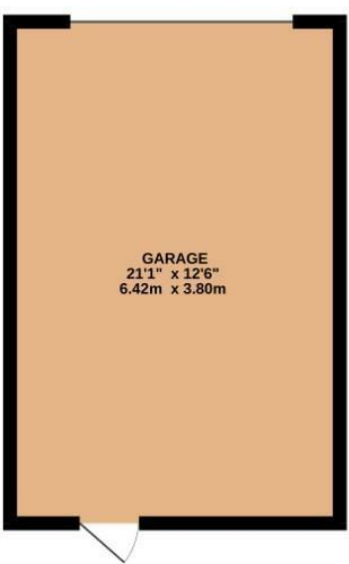
GROUND FLOOR



1ST FLOOR



2ND 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B		87	(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### Porch

uPVC double glazed entrance door with stained glass, tiled flooring

### Entrance Hall

Wooden and glazed entrance door, understairs storage housing meters, alarm, radiator, wood effect flooring

### Lounge

uPVC double glazed bay window to front, ceiling rose, coving, gas fire with feature surround, radiator, wood effect flooring

### Dining Room

uPVC double glazed bay window to rear, radiator, wood effect flooring

### Kitchen

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, cupboard housing combi boiler, fitted oven, gas hob, plumbing for washing machine, integrated dishwasher, wood effect flooring

### Landing

Laminate flooring, doors to rooms

### Shower Room

uPVC double glazed window to rear, walk in shower cubicle with mixer shower, vanity toilet and sink, heated tiled flooring,

### Bedroom One

uPVC double glazed bay window to front, radiator, carpet

### Bedroom Two

uPVC double glazed window to rear, radiator, carpet

### Bedroom Three

uPVC double glazed window to front, radiator, carpet

### Rear Garden

Fully enclosed with gated rear access, patio area, lawn area, flower borders shrubs and trees, access to garage

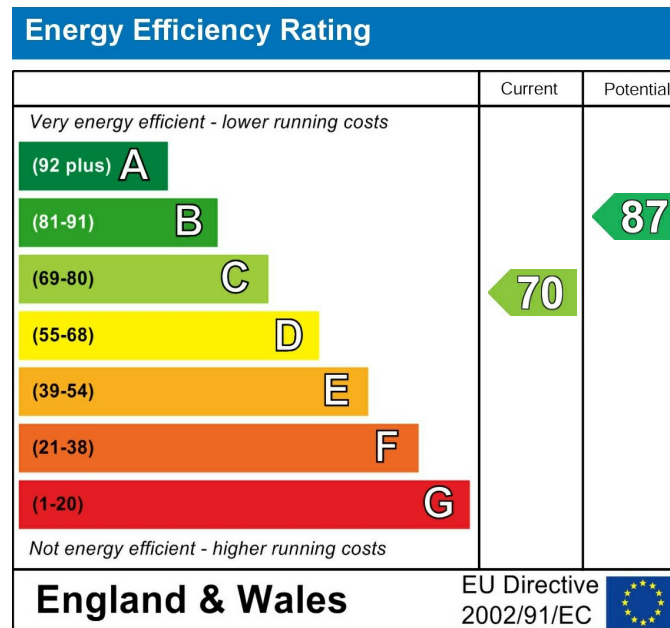
### Front Garden

Enclosed with gated access, mainly laid to paving stones

### Garage

Large garage situated to the rear of the property accessible via a rear lane, up and over door, power and lighting

### Nearby Redcatch Park and Community Garden



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.



















