



LAUREL HOUSE

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53 AVONVALE ROAD
REDFIELD
BRISTOL
BS5 9RN
£395,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN CAN BE FOUND THIS ATTRACTIVE THREE BEDROOM VICTORIAN BAY FRONTED TERRACED HOME, FOUND WITHIN A POPULAR SUPERB TO THE FRINGES OF BRISTOL CITY CENTRE.

Avonvale Road is found within the vibrant Redfield area, only a stones throw away from the lively Church Road, and within a short stroll of one of Bristol's most popular parks, St. Georges Park. Not only this, but Avonvale Road is found nearby several well-regarded schools, making it extremely popular with families, as well as offering convenient commuting links into the city centre and beyond, via Bristol Temple Meads railway station.

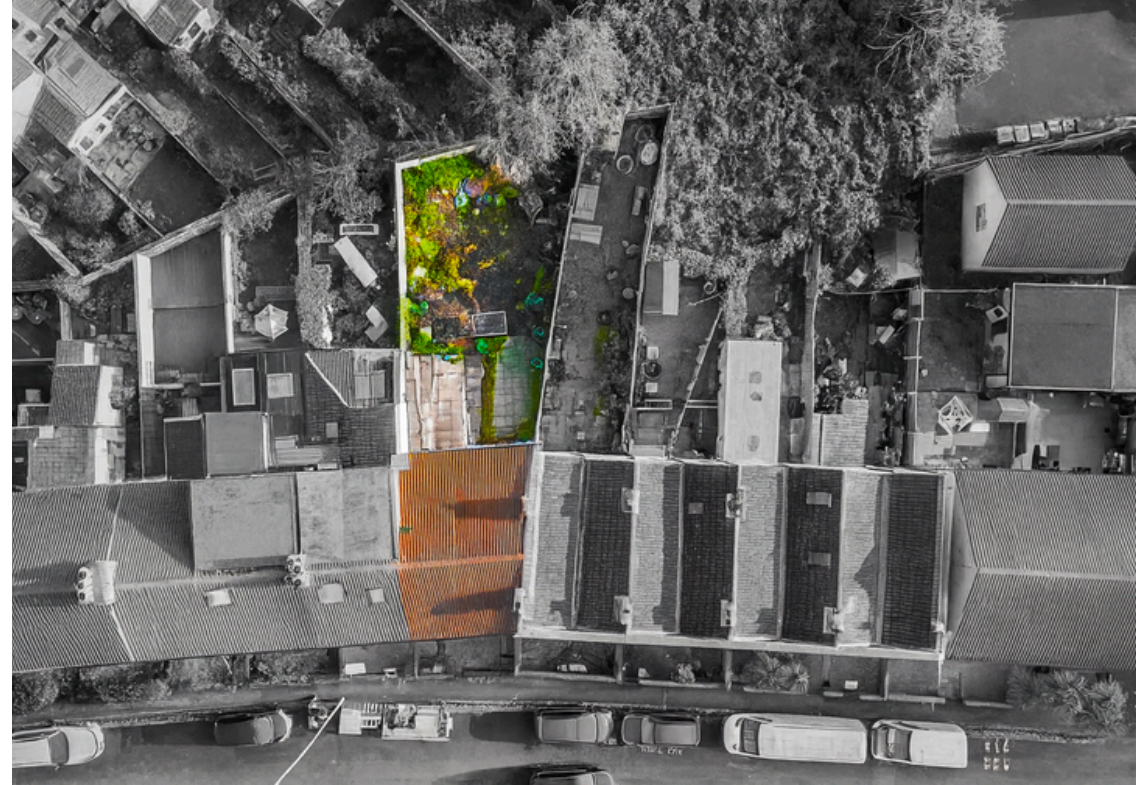
The period property offers a well-balanced arrangement, benefitting from comfortable room proportions throughout and a versatile layout which lends itself to many. Not only this, but the property sits on a sizeable plot, benefitting from a large rear garden that lends itself to further futureproofing works should new owners wish to extend (STPP).

In its current arrangement, the property welcomes with a vestibule opening to the entrance hall that gives access to the rest of the ground floor accommodation. The the front aspect, a spacious bay fronted reception room can be found, currently utilised as a bedroom, whilst to the rear sits a second open plan reception room, complimented with a fitted kitchen & feature door opening onto the rear garden. Off the kitchen sits a practical utility area, and leads to a modern three piece shower room room, completing the ground floor offering. To the first floor, three double bedrooms can be found, with the primary bedrooms spanning the full width of the property, lending itself as an impressive primary bedroom.

Externally, the rear garden offers excellent potential, enjoying a southerly facing aspect, and being one of the largest on Avonvale Road, whilst to the front aspect, on street parking is plentiful.

Currently, the property achieves an attractive 8.6% yield as an HMO rental, however, will be offered for sale with vacant possession.

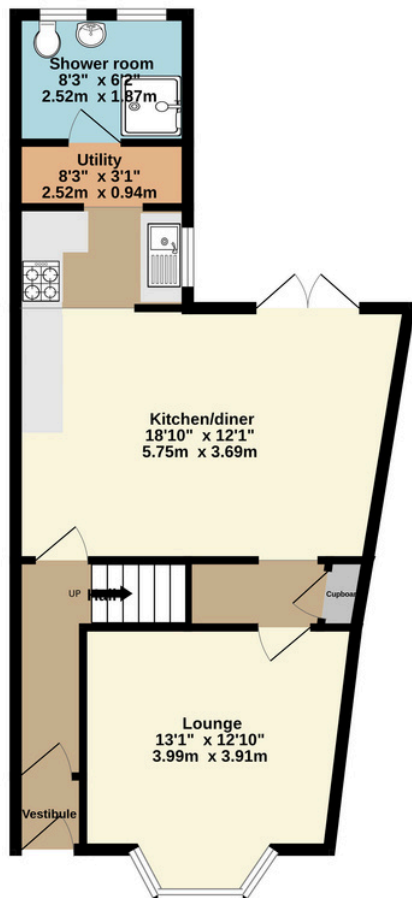
A charming period home sure to appeal to many, an early viewing comes highly recommended.



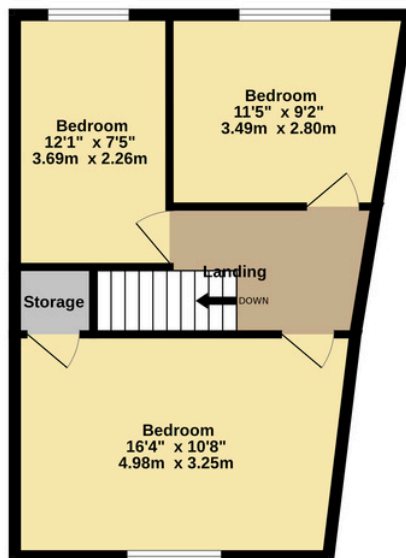




Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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 performance certificate (EPC)

53 Avonvale Road
BRISTOL BS5
9RN

Energy rating
D

Valid until: 25 June 2034

Certificate number: 9546-3039-7206-3224-0204

Property type

Mid-terrace house

Total floor area

91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

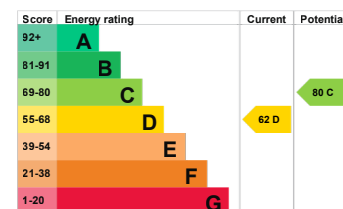
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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