# HOUSE+CO PROPERTY



# 98 Victoria Avenue





# **Description**

Set on this popular road in Redfield close to Church Road's shops, cafes and bars is this well proportioned 3 bedroomed Victorian style home offered with NO CHAIN !

Comprising inner hallway, bay lounge, full width dining room and kitchen / breakfast room and modern bathroom to the ground floor, with 3 double bedrooms above.

Having a southerly facing rear garden with brick store shed and rear pedestrian access lane, upvc double glazing and gas central heating from a combination boiler the house also benefits some scope for a buyer to add their mark to their new home and add value.

Ideal for first time buyers and well worth a look !

- 3 GOOD SIZED BEDROOMS
- NO CHAIN!
- DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- SOUTHERLY FACING GARDEN
- GAS CENTRAL HEATING
- WELL PROPORTIONED ROOMS
- SCOPE TO ADD VALUE
- A STROLL AWAY FROM CHURCH ROAD'S SHOPS, BARS AND AMENITIES



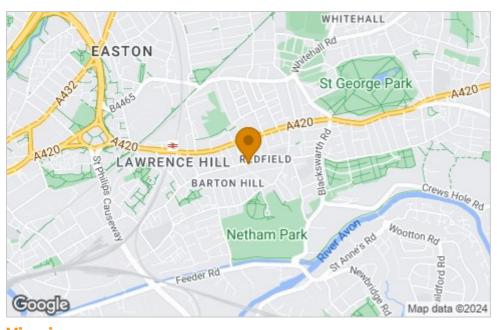




#### **Floor Plan**



## **Area Map**



#### **Viewing**

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68)	57	
(39-54)		
(21-38)		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rat	ing	
Environmental Impact (CO <sub>2</sub> ) Rat	Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission  (92 plus) A	Current	Potential
Very environmentally friendly - lower CO2 emission	Current	Potential 84
Very environmentally friendly - lower CO2 emission (92 plus)	Current	
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Very environmentally friendly - lower CO2 emission (92 plus) ⚠ (81-91)	Current	
Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91) B  (69-80) C  (55-68) D  (21-38) F  (1-20) G  Not environmentally friendly - higher CO2 emission	Current s	84
Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20) G Not environmentally friendly - higher CO2 emission	Current s	84

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