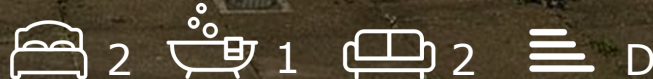




4 Rupert Street

Redfield, Bristol, BS5 9SA

Asking price £360,000



4 Rupert Street



Description

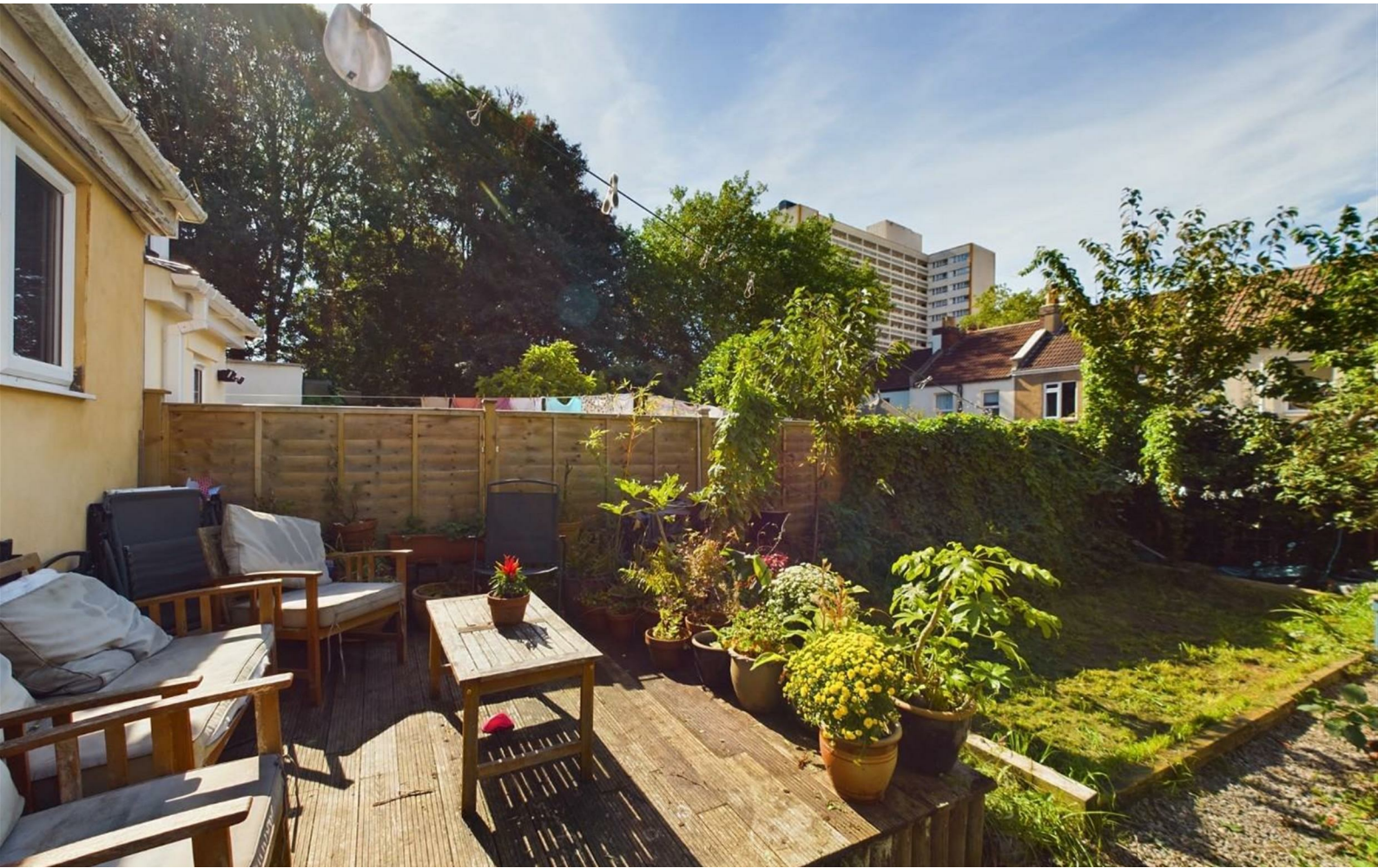
Welcome to this charming period property nestled away in a cul-de-sac location next to Netham Park! This delightful property is perfect for first-time buyers looking for a cozy yet spacious home featuring a lovely westerly facing garden where you can enjoy the evening sun! Only a short distance away from Church Road and all its amenities, cafes and St. George Park.

Comprising of hallway leading to an open plan lounge / dining room with stripped floorboards. The full width kitchen looks onto the spacious westerly facing garden. The ground floor also offers a play room / study area. Upstairs you'll find two double bedrooms and a bathroom. On the second floor is a spacious loft room. (Please note we are not aware of any regulations regarding the loft space).

Further benefits include double glazing, gas central heating from a combination boiler and much more! Don't miss the chance to make this Victorian gem your own, call now to book a viewing !!

- SPACIOUS WESTERLY FACING GARDEN
- 2 DOUBLE BEDROOMS AND A LOFT ROOM
- STRIPPED FLOORBOARDS
- LIVING ROOM
- BATHROOM
- CUL-DE-SAC LOCATION
- NEXT TO NETHAM PARK
- FULL WIDTH KITCHEN
- DINING ROOM
- DOUBLE GLAZING





Floor Plan



Floor 1



Floor 2



Floor 3

**HOUSE+CO
PROPERTY**

Approximate total area⁽¹⁾

101.35 m²
1090.92 ft²

Balconies and terraces

13.51 m²
145.42 ft²

Reduced headroom

7.8 m²
83.96 ft²

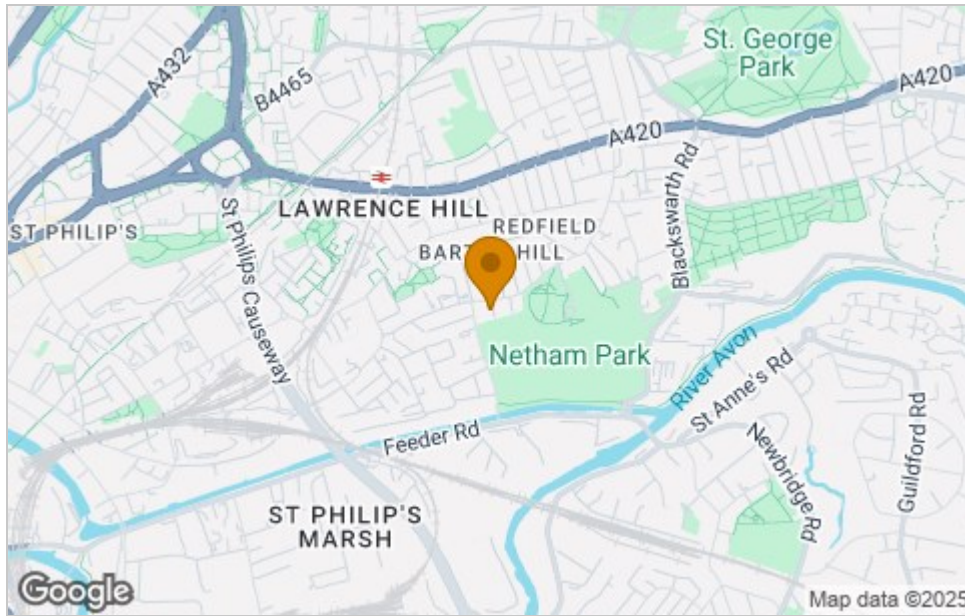
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.