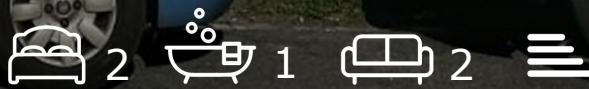




29 Byron Street  
Redfield, Bristol, BS5 9NN

**Offers in excess of  
£400,000**





# 29 Byron Street



## Description

Welcome to this beautifully presented period home located in Redfield and within walking distance of the lovely St. George Park and close to all the cafes, shops and amenities Church Road has to offer! Also boasting good transport links via buses, the Lawrence Hill train station and cycle paths into the city.

As you enter, you are greeted by lovely stripped floorboards leading to a large bay lounge. This property is notably wider than others on the street. To the rear, you'll find a modern open-plan kitchen diner featuring a period fireplace and space for hosting friends and family. The garden offers greenery, flowerbeds and a well-maintained space for garden furniture, perfect for relaxing after a long day! On the first floor, you'll find two double bedrooms and a spacious family bathroom. On the second floor, you'll find a light and airy loft room featuring sky lights on either side and storage into the eaves.

- 2 DOUBLE BEDROOMS WITH LOFT ROOM
- NEAR ST. GEORGE PARK
- CLOSE TO CHURCH ROAD
- FAMILY BATHROOM
- SET OVER 3 FLOORS
- SPACIOUS OPEN-PLAN KITCHEN DINER
- COSY BAY LOUNGE
- GOOD TRANSPORT LINKS
- WELL-MAINTAINED GARDEN
- DOUBLE GLAZING



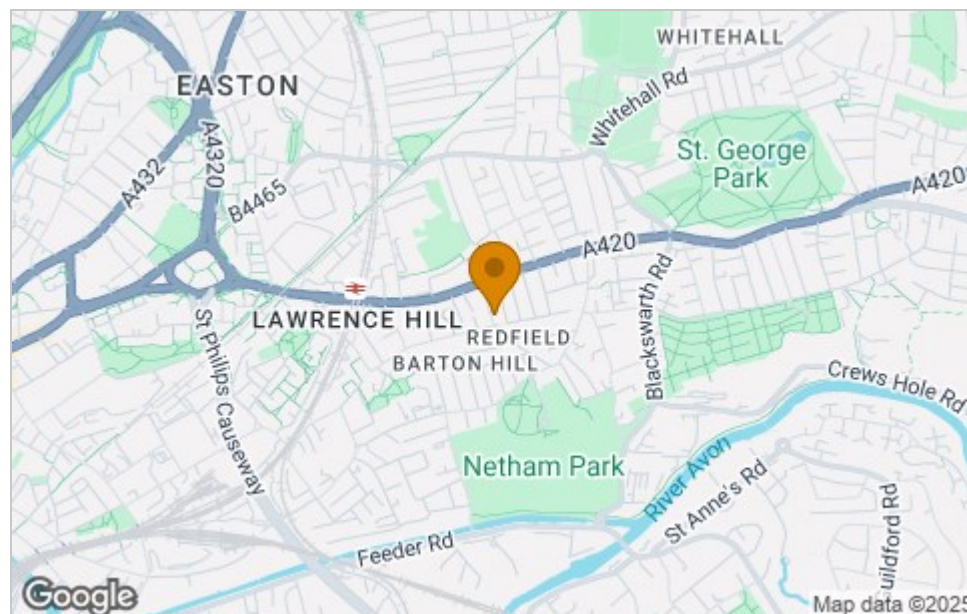




## Floor Plan





## 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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