48 Avon Park
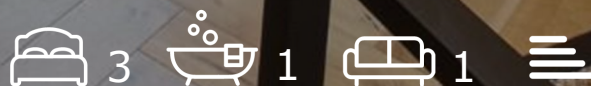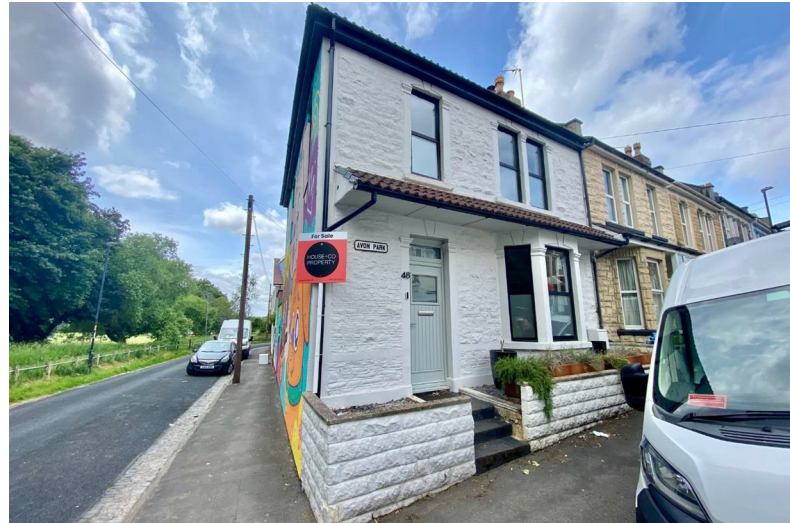
Redfield, Bristol, BS5 9RS
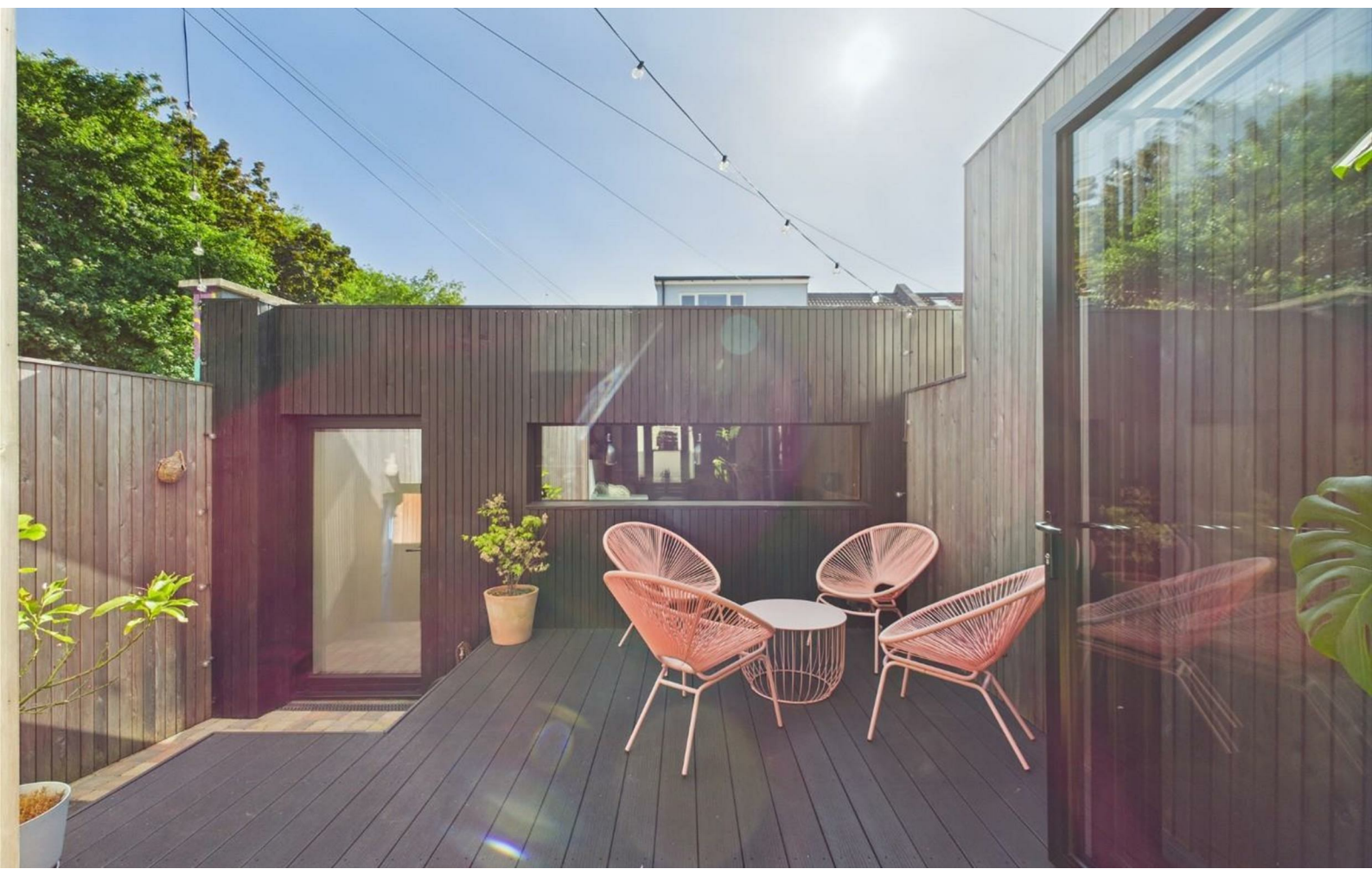
Asking price £425,000

3   1   1

Description

Beautifully renovated Victorian end of terrace located just off Netham Park in Redfield. Much improved by its current owners this home has style in abundance.

Offering an open plan living and dining room with oak flooring and wood burning stove. The kitchen has built in Neff appliances and has an opening to the living room creating a sociable space. Bi-folding doors open out onto the terraced garden giving the outside inside feeling.

Upstairs the spacious landing has a full length side window addition to enjoy the park views and provide lots of light. There are two double bedrooms along with a third single bedroom currently set up as a home office. The bathroom is small but perfectly formed with a double walk in shower.

Outside to the rear the garage, with its living roof, is accessed down a few steps and is home to a utility area and storage/gym space.

This lovely home is ready to move into and is ideally situated within walking distance of Church Road with its great selection of eateries, independent shops and

- VICTORIAN END TERRACE
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- WOOD BURNING STOVE
- NO CHAIN
- NEXT TO NETHAM PARK
- OPEN PLAN LIVING
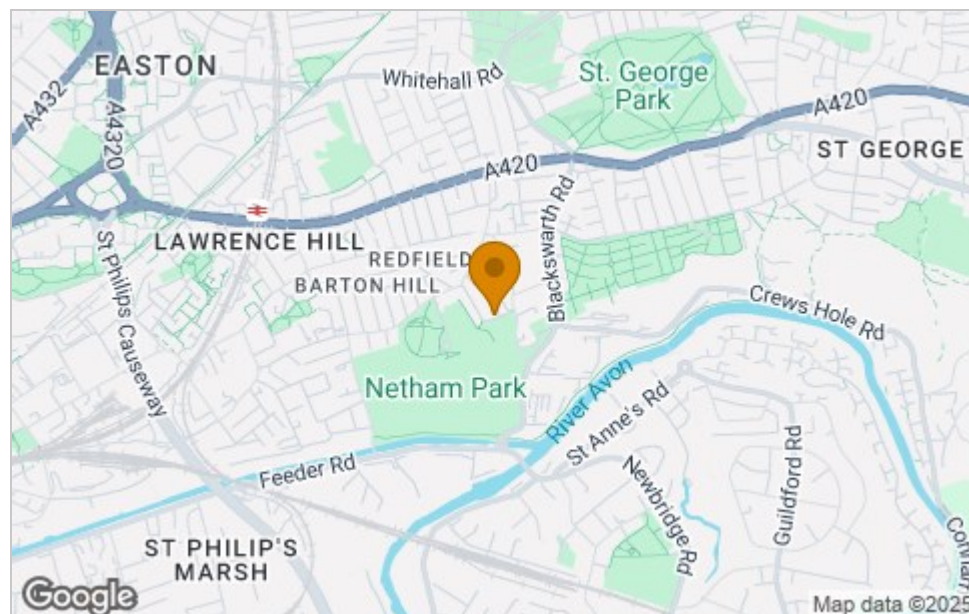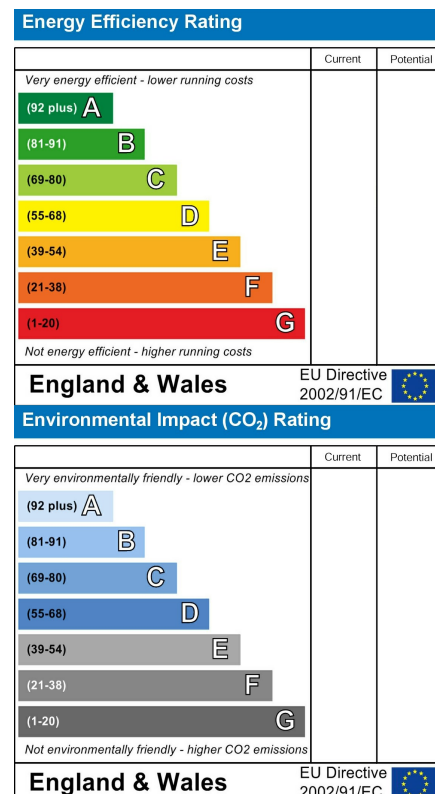- GARAGE/UTILITY
- EXCEPTIONAL FINISH

Floor Plan

HOUSE+CO
PROPERTY

Hallway

Kitchen
3.74 x 2.51 m
12'3" x 8'2"

Dining Room
3.41 x 4.28 m
11'2" x 14'0"

Living Room
3.83 x 3.24 m
12'6" x 10'7"

Terrace
3.06 x 3.81 m
10'0" x 12'5"

Utility
1.83 x 4.79 m
5'11" x 15'8"

Garage
2.26 x 4.26 m
7'4" x 13'11"

Ground Floor

Bathroom
1.93 x 2.27 m
6'4" x 7'5"

Bedroom Three
3.55 x 3.30 m
11'7" x 10'10"

Landing

Bedroom One
3.58 x 3.14 m
11'9" x 10'3"

Bedroom Two
2.90 x 3.41 m
9'6" x 11'2"

Floor 2

Approximate total area[1]
106.5 m²
1148 ft²

Balconies and terraces
10.7 m²
115 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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.