



Axbridge Terrace, Redcatch Road

O.I.R.O £450,000



- **3D VIRTUAL TOUR**
- **Four Bedrooms**
- **Stylish Kitchen**
- **En-suite Shower Room**
- **Low Maintenance Living**

- **Modern Town House**
- **Fabulous Open Plan Living Area**
- **Family Bathroom**
- **Sizable Southerly Aspect Rear Garden**
- **Energy Rating - B**

A surprisingly spacious FOUR BEDROOM town house built in 2016, this property will perfectly suit those looking for a low maintenance family home. The light & airy accommodation is arranged over three floors, with a stunning open plan ground floor living area. The accommodation briefly comprises an entrance hall, downstairs wc, open plan kitchen/living area, the kitchen benefiting from some integrated appliances including fridge/freezer and Neff cooker and oven. Patio doors overlook the rear garden and lead onto the sizable raised deck. On the first floor there are two double bedrooms, the master having an en-suite shower room, and a family bathroom, whilst on the second floor, there are a further two bedrooms, one of which is currently being used as a home office. Outside, there is a block paved driveway providing off street parking, the sizable rear garden is enclosed and has a southerly aspect, a great space for the kids to run around in or for alfresco entertaining.

Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery are all a short walk from the house, providing brilliant open spaces with beautiful views over Bristol. The area is easily commutable with Bristol City Centre and Temple Meads Station being approximately a 30 minute walk. The area also has lots of amenities on the doorstep with bars, cafes and restaurants such as Fox & West, Southside, Acapella and the award-winning Bank all being located on Wells Road. The Knowle Pub and the Victoria Park Pub are also just a short walk away, great spots for a Sunday lunch.

Open Plan Living 38'11" x 14'4" (maximum) (11.88 x 4.38 (maximum))

Ground Floor Cloakroom 6'3" x 2'11" (1.92 x 0.91)

Bedroom One 12'2" x 8'11" (on to wardrobe) (3.72 x 2.72 (on to wardrobe))

En suite 8'3" x 5'1" (2.54 x 1.57)

Bedroom Two 14'6" x 9'4" (slanted roof) (4.42 x 2.85 (slanted roof))

Bedroom Three 14'5" x 9'6" (4.41 x 2.90)

Bedroom Four 11'9" x 10'9" (slanted roof) (3.59 x 3.28 (slanted roof))

Bathroom 7'10" x 6'3" (2.40 x 1.91)

Tenure - Freehold

Council Tax - D

















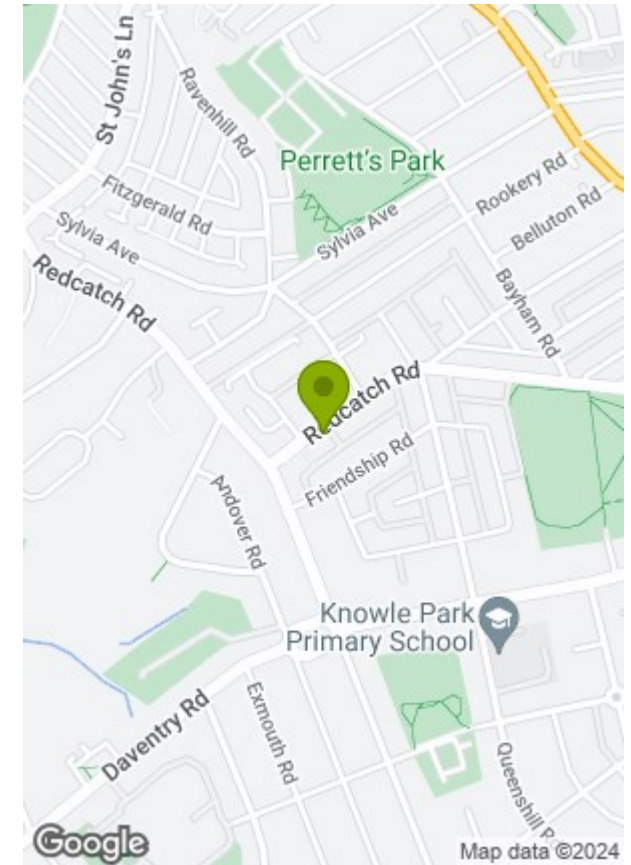












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	91	92
England & Wales	EU Directive 2002/91/EC	

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

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