



Park Avenue, Victoria Park

£485,000

- **3D VIRTUAL TOUR**
- **Through Sitting / Dining Room**
- **Upstairs Bathroom**
- **Next to Victoria Park**
- **A Must See!**

- **Three Double Bedrooms**
- **Extended Kitchen**
- **Pretty Gardens**
- **Popular & Desirable Location**
- **Energy Rating - E**

Park Avenue is an desirable residential road of Victorian terraces just off the hugely popular Victoria Park, a picturesque 50 acre green space with 2 children's play areas, a skate park, an adult exercise park, a café, basketball courts, a bowling green, a tennis court and a marked running route for joggers. The city centre is a half hour walk whilst Temple Meads Station is a 20 minute walk. Local schools including Victoria Park, St Mary Redcliffe and Marksbury Road are all within walking distance and for a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. The Park Bakery and Park-Deli are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road or North Street. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour.

The property has accommodation comprising a welcoming entrance hall, a light & airy through sitting / dining room and an extended kitchen overlooking the rear garden. On the first floor, there are two double bedrooms and a bathroom complete with a roll edge bath and separate shower. The loft has been converted which offers another DOUBLE bedroom. The rear garden is enclosed and is has been re-paved and landscaped by the current owner in recent years.

Sitting Room 13'5" bay x 12'0" max (4.09m bay x 3.68m max)

Dining Area 12'4" x 10'0" max (3.78m x 3.07m max)

Kitchen 15'3" x 7'1" (4.65m x 2.18m)

Bedroom One 13'5" max x 11'3" (4.11m max x 3.45m)

Bedroom Two 10'0" max x 12'2" (3.05m max x 3.71m)

Bathroom 8'7" x 7'4" (2.62m x 2.26m)

Bedroom Three 14'0" max x 12'9" max (4.29m max x 3.89m max)

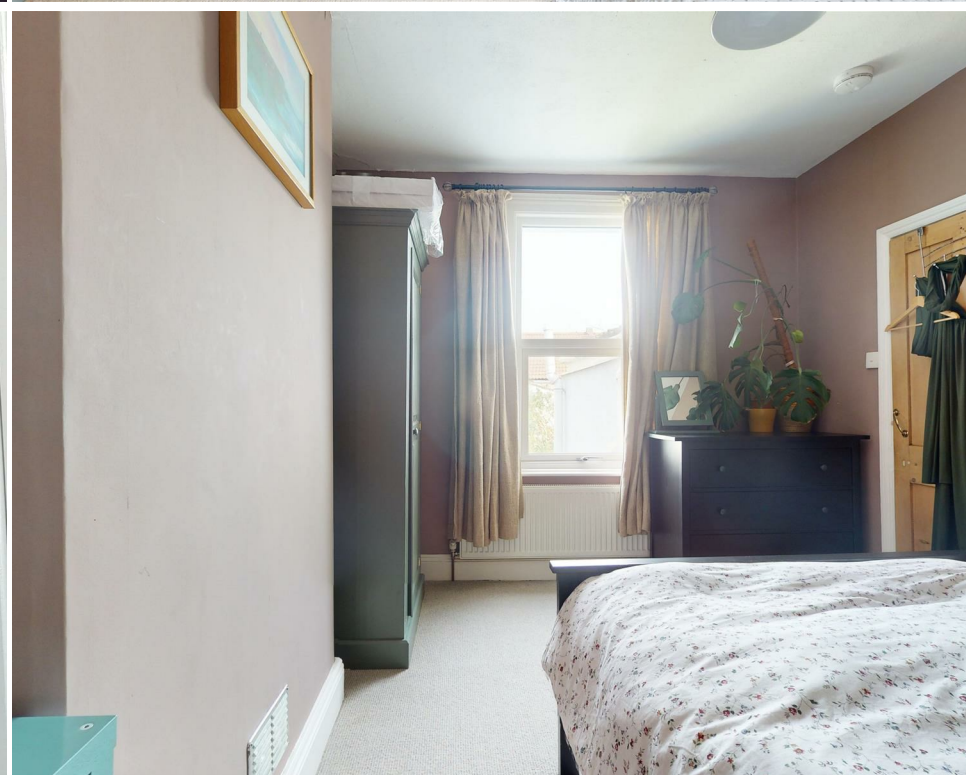
Tenure- Freehold

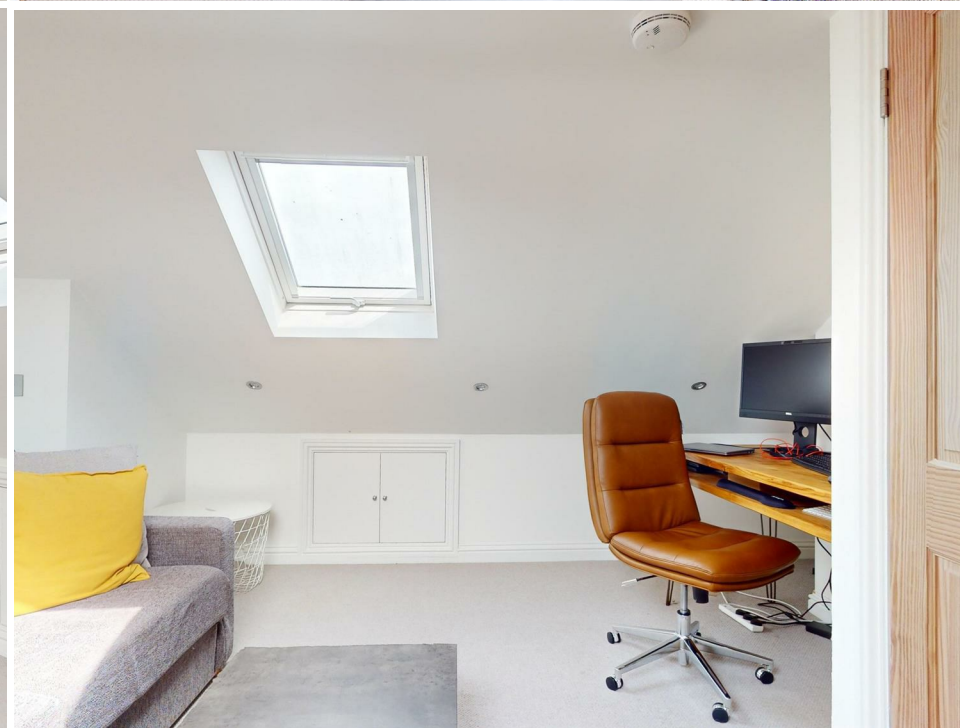
Council Tax Band - B









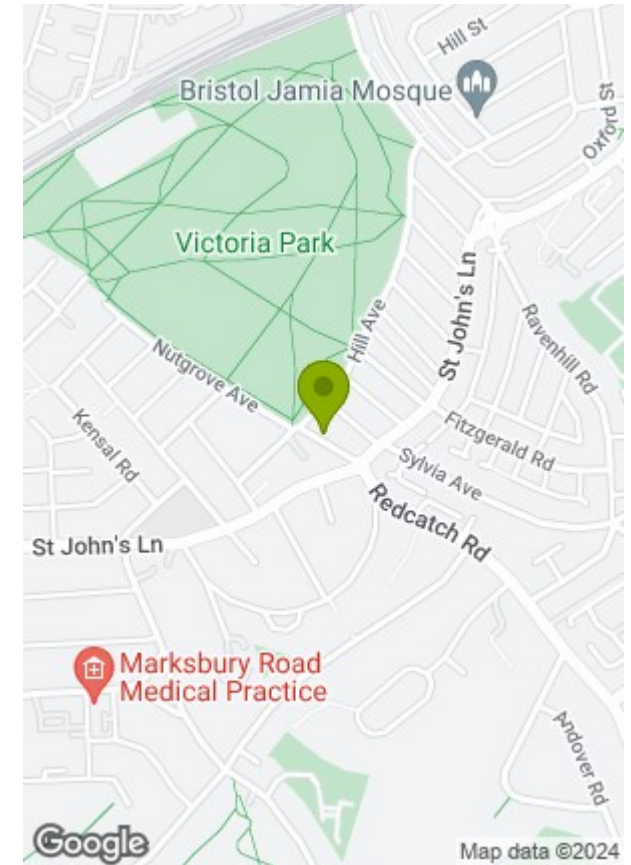




Approx Gross Internal Floor Area: 83 sq. m / 1082 sq. ft



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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		
		85
	42	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

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