



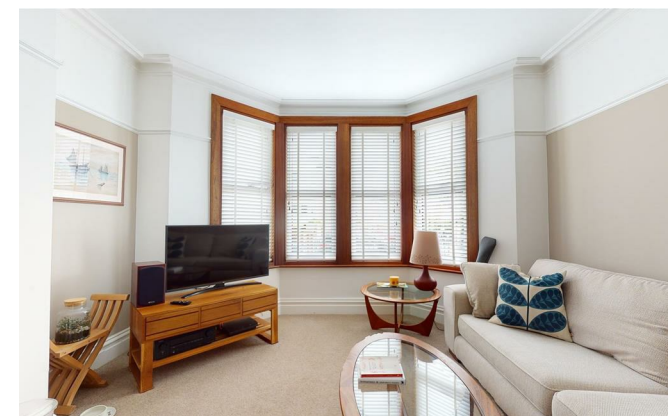
73 Redcatch Road, Bristol, BS4 2EY

Offers Invited £660,000

This impressive family home is situated on Redcatch Road, just a stone's throw from Redcatch Park and a short walk from Wells Road, where you can find lots of popular bars, cafes and restaurants, such as Nook, run by the successful Fox & West team just further down Wells Road. The Knowle Pub is roughly a 10 minute walk away and is a popular spot for Sunday lunch, whilst The Victoria Park, Star & Dove and Southside are also great places to enjoy on an evening. Redcatch Park and Community Garden, Perrett's Park, Arnos Vale Cemetery and Victoria Park offer a great escape from the hustle & bustle of city life, all providing brilliant open spaces to stretch your legs and get some fresh air.

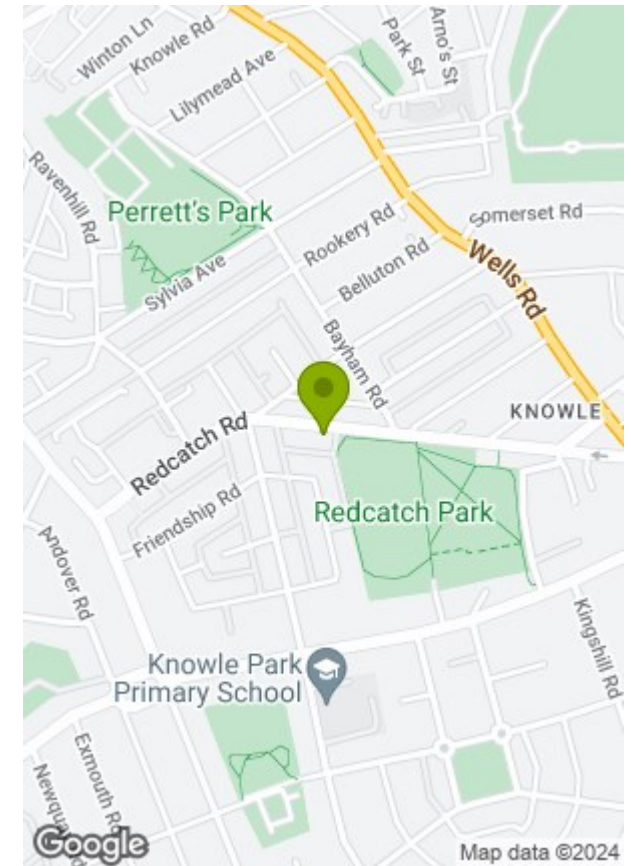
This property has been the subject of extensive upgrading and renovation in recent years and now offers a spacious, light & airy family living space. The current owners have taken care to retain many of its period features, including the doors and architraves, and replicate these features in the 'new' part of the property. Downstairs, there is a bay fronted sitting room with a fitted log burner, an open kitchen / dining room with a contemporary style high gloss kitchen and a ground floor w.c. On the first floor, there are two double bedrooms and a further single bedroom, which is currently being used as a home office, and a white family bathroom, complete with a separate shower. Taking the stairs to the top floor, there is a second, tiled bathroom with underfloor heating. On entering the fabulous master bedroom, you are immediately drawn to the sliding doors with Juliet balcony which offer amazing views over Redcatch Park, Knowle and beyond. The room is complimented by a dressing area and a further en-suite shower room. The rear garden is accessed via French doors from the dining room, there is a raised deck and a lower level lawned area and there is a large single garage accessed via a private rear lane.

- Sitting Room 16'2" x 13'3" (4.94 x 4.04)
 - Kitchen Dining Room 20'2" x 14'4" (6.15 x 4.38)
 - Cloakroom
 - Bedroom One 16'2" x 13'1" (4.94 x 4.01)
 - En Suite Shower Room 7'1" x 7'1" (2.18 x 2.17)
 - Bedroom Two 16'3" x 11'4" (4.97 x 3.46)
 - Bedroom Three 14'1" x 12'6" (4.31 x 3.83)
 - Bedrooms Four 9'11" x 7'3" (3.04 x 2.22)
 - Family Bathroom 7'3" x 6'0" (2.21 x 1.85)
 - Second Bathroom 7'2" x 6'7" (2.19 x 2.01)
- All Measurements Taken At Max Points









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			
		70	81
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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