



HUNTERS[®]
HERE TO GET *you* THERE

13 Roseberry Park, Redfield, Bristol, BS5 9EU

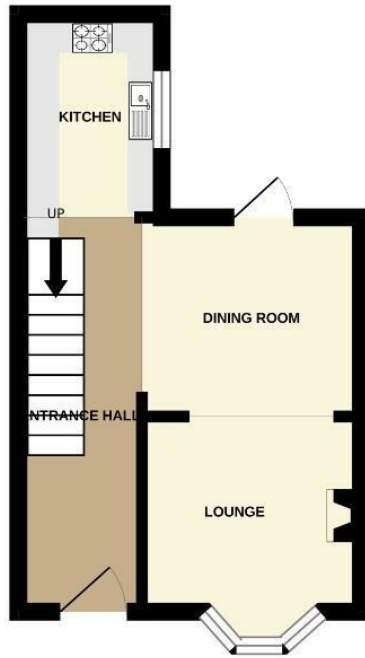
13 Roseberry Park, Redfield, Bristol, BS5 9EU

£375,000

****ST GEORGE PARK LOCATION!!**** Loft Converted! A quiet one way road in Redfield beside Whitehall with handy amenities and eateries on Church Road only steps away. The green park with lake on the doorstep is priceless! Internally you'll appreciate all the improvements the current owner has made, from restoring original wood floors, open plan living, new column radiators, boiler & electrics. Upstairs the loft has been converted to provide a really handy work space or similar, complete with tons of storage space and rooftop views. All this along with two double bedrooms and an upstairs bathroom. The garden is private and sunny, complete with outdoor storage. Please arrange a visit.

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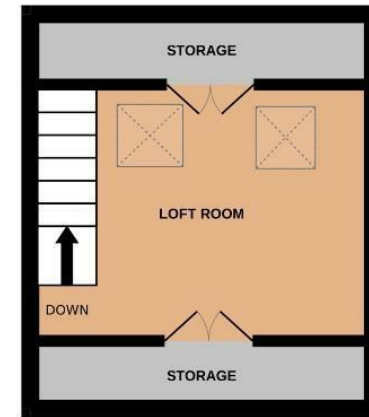
GROUND FLOOR



1ST FLOOR

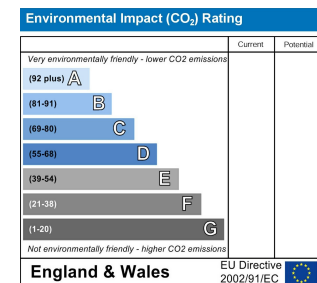
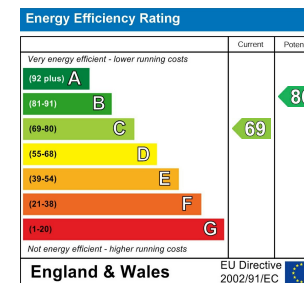


2ND FLOOR



2 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

Opening into entrance hall with wall mounted meters (new consumer unit 2019), stairs in front leading to first floor, opening straight into

LOUNGE

12'10" x 11'11"
Double glazed bay window to front, open fireplace currently housing wood burner, restored original wood flooring flowing through ground floor, vertical column radiator, opening into

DINING ROOM

10'11" x 9'11"
Door to rear garden letting lots of light in, ample space for dining and sitting furniture, under stairs storage space, vertical column radiator, opening into

KITCHEN

6'8" x 4'8"
Double glazed window to side, white wall and base units providing lots of storage, wood work surface over, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, integrated fridge freezer, cupboard housing combination boiler for heating (2020)

STAIRS

Exposed wood stairs and landing leading under stairs storage space, stairs to loft room, doors to

BATHROOM

6'8" x 4'8"
Four piece suite (fitted 2016) comprising corner shower, bath, wc and wash hand basin, part tiled walls, radiator, obscure glazed window to rear

BEDROOM 1

15'5" x 10'11"
Two double glazed windows to front, radiator

BEDROOM 2

11'0" x 9'10"
Double glazed window to rear, radiator


LOFT ROOM

13'3" x 10'1" max into eaves
Two Velux windows, tons of storage space in the eaves, ample space for guest bedroom or home office, radiator

GARDEN

Outdoor store cupboards, one housing washing machine, patio and space for pots

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









