



HUNTERS®

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69 Victoria Parade, Redfield, Bristol, BS5 9EA

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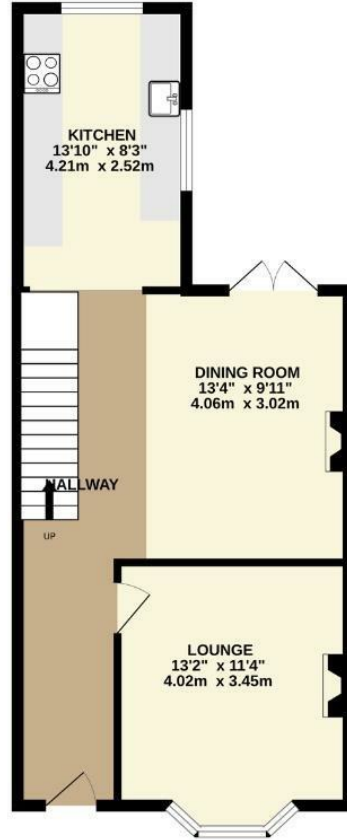
Offers In Excess Of £375,000

****COOL STYLISH FINISH**** There is a lot of space in this attractive property! and no improvements needed due to the retained character with a modern twist. Look at the central dining sitting room complete with wood flooring, log burner and French doors to the Sunny West Facing garden and sight of the bright extended kitchen with concrete work surface and floor to ceiling window overlooking the garden! There is a cosy lounge to the front - Upstairs are two generous double bedrooms and the bathroom. Situated on the Whitehall Redfield borders giving immediate access to Church Road amenities and St George Park. Please get in touch to view - the vendor has secured their new home.

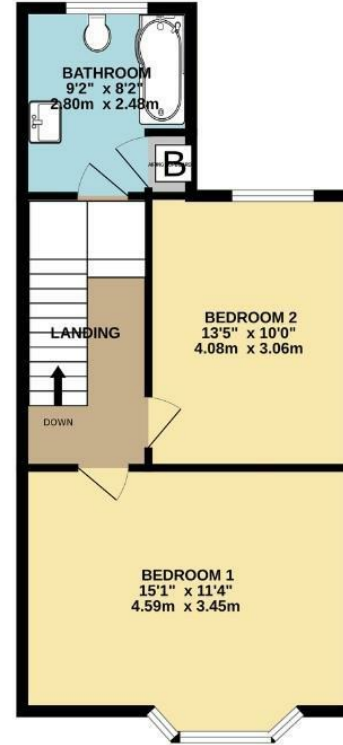
- Characterful & Modern Finish
- Extended Kitchen
- West Facing Sunny Garden
- Central Dining Sitting Room
- Wood Flooring & Log Burner
- Outdoor Shed & Wood Panel Window Surround
- First Floor Bathroom
- Two Double Bedrooms
- Ideal Redfield/Whitehall Location
- Church Road Amenities & St George Park Close By

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



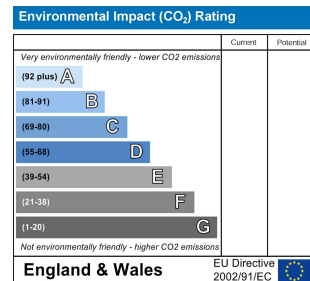
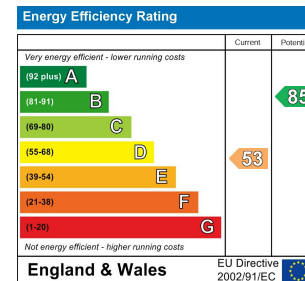
1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Front garden. wood front door opening into

ENTRANCE HALL

Wood flooring, internal porch with stained glass door opening into hallway with period archway with corbels, radiator, door to

LOUNGE

13' x 11'7"
Double glazed bay window to front, Victorian cast iron open fireplace, radiator

DINING ROOM

13'9" x 13'1"
Lovely bright central sitting/dining room with wood flooring, stairs leading to first floor, under stairs storage space, radiator, fireplace housing wood burner, double glazed large door to rear garden, cat flap in the wall, opening into

KITCHEN

13'10" x 8'3"
Newly fitted with floor to ceiling window at the end overlooking the West facing garden so bringing in lots of natural light, white base units with brushed concrete worktop, inset sink with drainer, fitted oven and hob, integrated dishwasher, space for washing machine & fridge freezer, double glazed window to side, slate tiled flooring with wood trim

STAIRS

Leading to first floor landing with built in storage cupboard, loft access and doors to

BATHROOM

9'2" x 8'2"
Three piece white suite comprising wc, wash hand basin with vanity unit beneath, P shaped bath with shower over, glass shower screen, part tiled walls, towel radiator, cupboard housing combination boiler for heating, obscure glazed window to rear

BEDROOM ONE

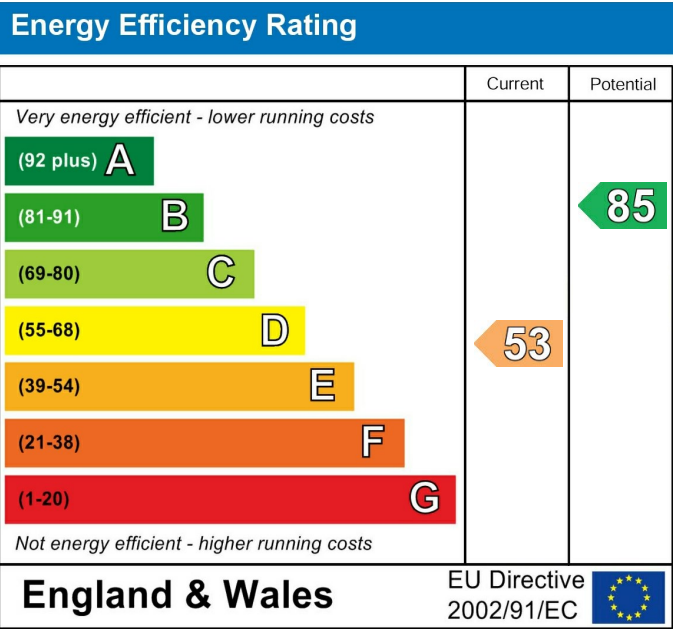
14'3" x 13'6"
Lovely large room. Double glazed window to front, radiator, wood flooring

BEDROOM TWO

13'4" x 9'9"
Double glazed window to rear, radiator

GARDEN

West Facing Sunny Garden mainly laid with patio stone, brick built flower bed surround, wood panelling to rear and built in shed



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.









