

# HUNTERS®

HERE TO GET *you* THERE



Victoria Parade

Redfield, Bristol, BS5 9EA

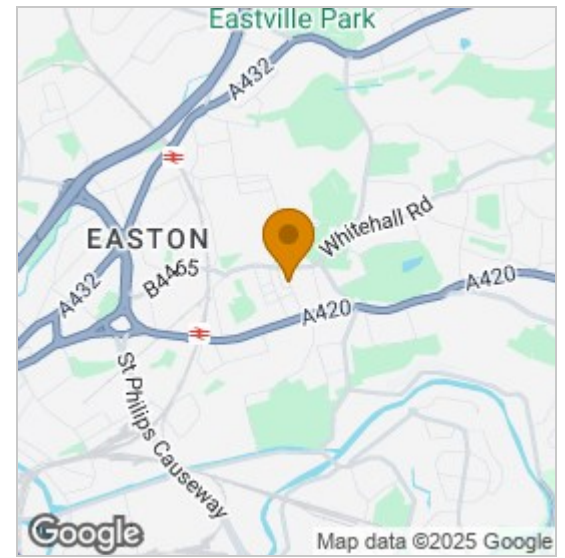
Offers In Excess Of £375,000







## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



**\*\*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.



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. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting 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.

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