



69 Victoria Parade, Redfield, Bristol BS5 9EA

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

Offers In Excess Of £375,000

HUNTERS®

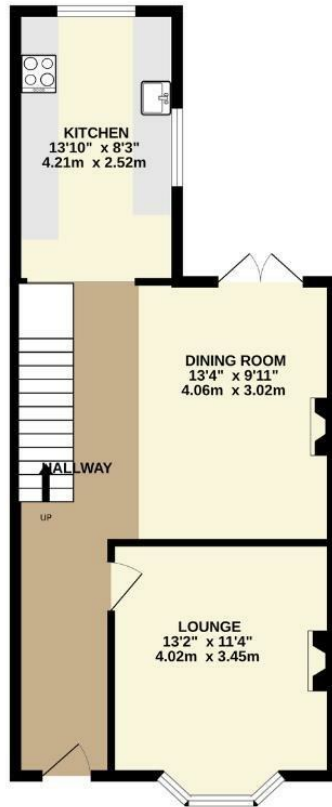
HERE TO GET *you* THERE

****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.

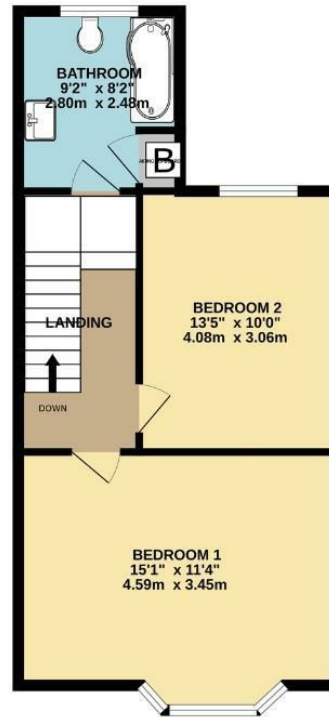




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metragen ©2005



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



72 St Marks Road, Easton, BS5 6JH
Tel: 0117 9522 939 Email:
easton@hunters.com <https://www.hunters.com>