

HUNTERS[®]

HERE TO GET *you* THERE



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.



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" (3.92 x 3.64)

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" (3.33 x 3.04)

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" (2.04 x 1.44)

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" (2.04 x 1.44)

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" (4.70 x 3.35)

Two double glazed windows to front, radiator

BEDROOM 2 11'0" x 9'10" (3.36 x 3.01)

Double glazed window to rear, radiator

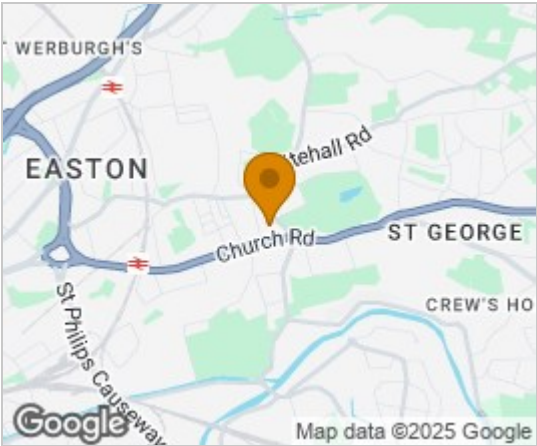
LOFT ROOM 13'3" x 10'1" max into eaves (4.05 x 3.09 max into eaves)

Two Velux windows, tons of storage space in the eaves, ample space for guest bedroom or home office, radiator

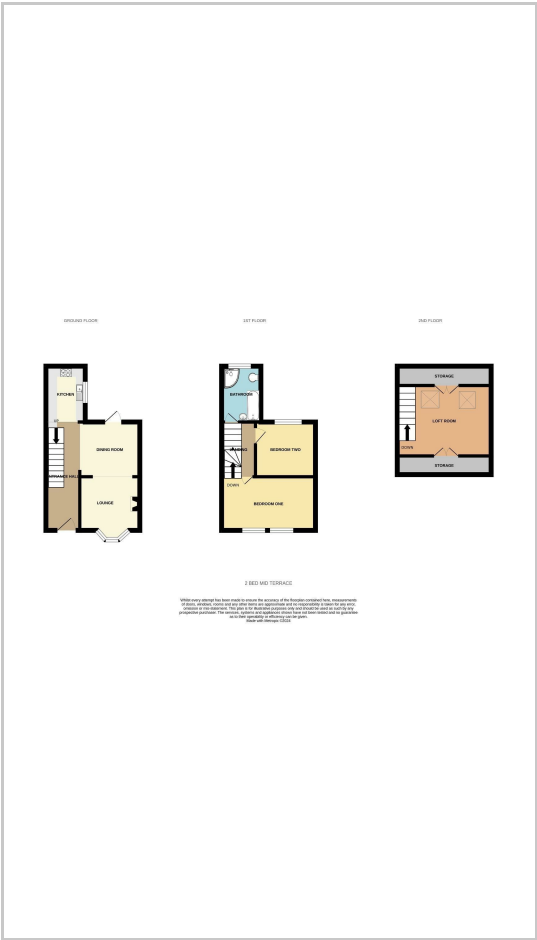
GARDEN

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

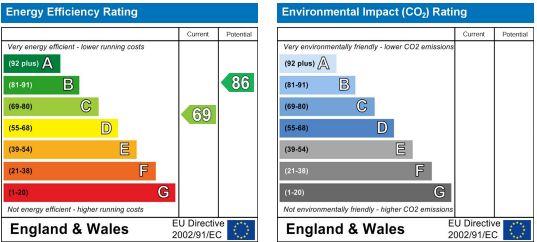
Area Map



Floor Plans



Energy Efficiency Graph



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.