



HUNTERS[®]
HERE TO GET *you* THERE

15 Victoria Parade, Redfield, Bristol, BS5 9DZ

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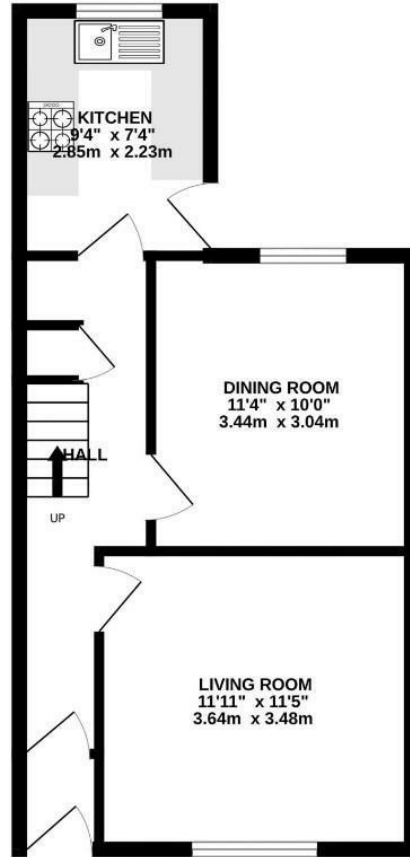
£365,000

****CHAIN FREE & TURN KEY READY!**** Look at the location - situated on a one way road going off of the ever improving Church Road with cool pubs. restaurants and local shops a few steps away as well as St George Park and easy Central Bristol access. Internally this home is ready for you to move in and complete with a sunny South West facing garden! Briefly comprising inside a lounge, dining room, under stairs storage, recently fitted kitchen to the ground floor. Upstairs offers three double bedrooms! and a bathroom. Damp proofing done! Electrics checked and up to date! Damp proofing & Roof Done! What more could you want in BS5 at this price?? Please make contact to have a look around.

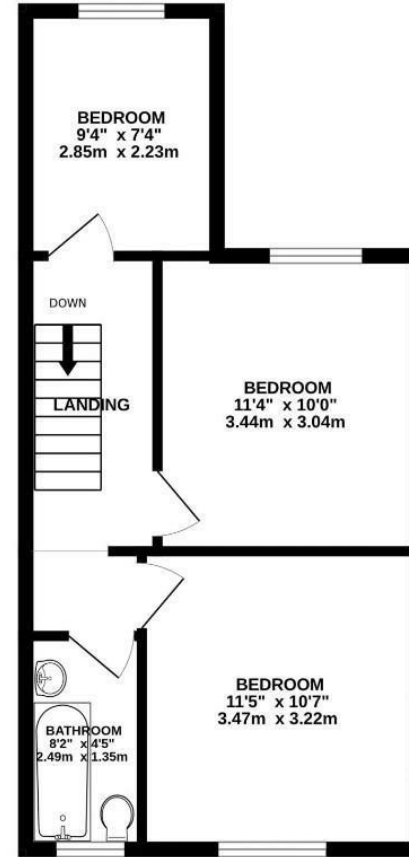
- South West Facing Garden
- Chain Free
- Church Road Amenities Footsteps Away
- St George Park Close By
- One Way Road
- Ideal Redfield Location
- Two Reception Rooms
- Recent Kitchen & Boiler
- Three Double Bedrooms & Upstairs Bathroom
- Recently Improved Throughout

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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

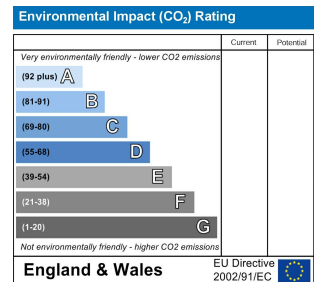
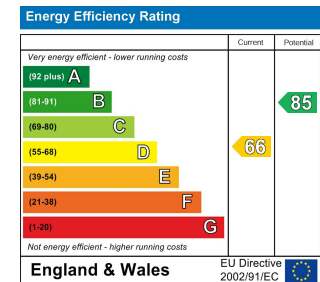


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 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.
Made with Metropix 5/2024



FRONT DOOR

Traditional wood door with obscure glass opening into

ENTRANCE HALL

Internal porch with full fitted doormat, wood and glass door opening into hallway with Victorian archway, stairs to first floor, radiator, under stairs storage cupboard and shelving, doors to

LOUNGE

11'11" x 11'5"

Double glazed window to front, cast iron fireplace, radiator, corner shelving

DINING ROOM

11'3" x 9'11"

Double glazed window to rear, radiator, built in original cupboard with display shelving

KITCHEN

9'4" x 7'3"

Newly fitted grey wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob, space for washing machine and fridge freezer, wall mounted combination boiler (under warranty), double glazed window to rear, door to side leading to garden

STAIRS

Leading to first floor landing with doors to

BEDROOM ONE

11'3" x 10'6"

Double glazed window to front, radiator

BEDROOM TWO

11'3" x 9'11"

Double glazed window to rear, radiator

BEDROOM THREE

9'4" x 7'3"

Ideal home office. Double bedroom. Double glazed window to rear, radiator

BATHROOM

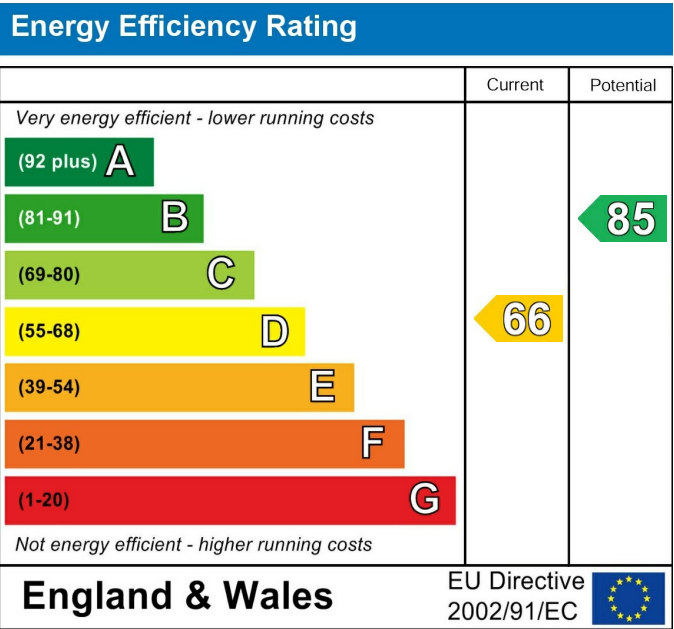
8'2" x 4'5"

Fully tiled. Three piece white suite comprising wc, bath with shower over, large wash hand basin with vanity unit beneath, towel radiator

GARDENS

To rear: South West facing garden with seating area leading to artificial lawn enclosed by white walls

To front: Hedge enclosed area ideal for bin and bike storage



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.



