



**Aubrey Road, Bristol BS3 3EU**

**welcome to**

## **Aubrey Road, Bristol**

- 84 SQ METRES / 904 SQ FEET ACCORDING TO EPC
- DOUBLE BAY FRONTED VICTORIAN TERRACE
- EXTENDED TO REAR
- PRIVATE COURTYARD GARDEN WITH SPACIOUS STORAGE SHED
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: C

# £475,000

Awaiting  
Photograph

This home offers light and spacious accommodation boasting plenty of charm, character and offers bright and airy rooms with lovely proportions, as well as being tastefully decorated.



### **Aubrey Road Entrance Hallway Lounge**

10' 5" x 10' 9" ( 3.17m x 3.28m )

### **Kitchen/Diner**

16' MAX x 26' 3" MAX ( 4.88m MAX x 8.00m MAX )

### **First Floor**

#### **Landing**

#### **Bedroom One**

10' 4" x 11' 4" ( 3.15m x 3.45m )

#### **Bedroom Two**

8' 4" x 12' 7" ( 2.54m x 3.84m )

#### **Bathroom**

#### **Bedroom Three**

7' 2" x 8' 8" ( 2.18m x 2.64m )

#### **External**

#### **Front Garden**

#### **Rear Garden**

#### **Parking**

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#### **Property Ref:**

CLI108904 - 0005

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