



**51 Royal Victoria Park, Brentry, Bristol, BS10 6TD**

**£650,000**



An outstanding townhouse with garden, garage and multiple parking spaces, situated in a peaceful cul de sac.

- Modern Town House
- Four bedrooms
- Two ensuite shower rooms
- Spacious living room
- Integral garage
- Space for multiple cars in driveway

#### The Property

Nestled in a serene cul-de-sac, this elegant Georgian-style townhouse, built in the early 2000s, offers the perfect blend of modern living and timeless design. Boasting contemporary features, the property comes complete with the convenience of an integral garage directly access via the hallway and ample parking spaces.

Upon entering, you'll be greeted by a spacious hallway that leads to a convenient downstairs WC and a generous kitchen and dining area. The kitchen, designed in a charming Shaker style, is fully equipped with fitted cupboards and modern appliances, including a fridge freezer, dishwasher, double electric oven, and extractor fan. The dining area, warmed by a stone fire surround and complemented by fitted shelving, opens through French doors to a delightful rear garden. The first floor reveals a bright and airy reception room, where a floor-to-ceiling window offers lovely views of the rear garden. This level also includes a well-appointed family bathroom and a comfortable bedroom.

The second-floor hosts three additional bedrooms, two of which feature ensuite shower rooms and fitted wardrobes, providing ample storage.

Outside, the good-sized rear garden is a private oasis, featuring mature planters, lush greenery, and a spacious patio area, perfect for outdoor entertaining.

This stunning townhouse is a true gem, combining modern comforts with classic style in a peaceful and sought-after location.

#### Location

Royal Victoria Park is located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

#### Other Information

Freehold.

Council Tax Band: F

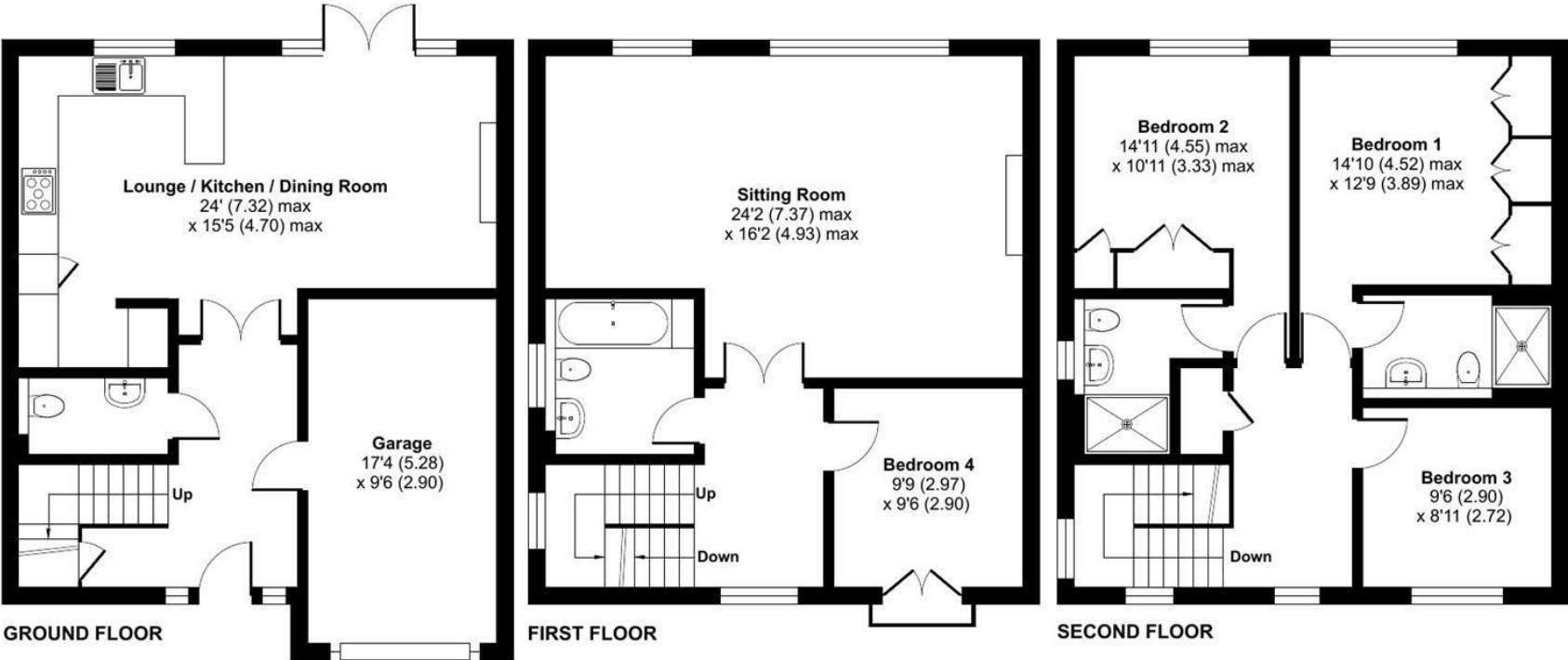
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# Royal Victoria Park, Bristol, BS10

Approximate Area = 1770 sq ft / 164.4 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 1935 sq ft / 179.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Hollis Morgan. REF: 1178133



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
 Hollis Morgan Property Limited, registered in England, registered no 7275716  
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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