



Royal Victoria Park | £475,000

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# 27 Royal Victoria Park

Bristol, Bristol BS10 6TD

- Beautifully Appointed Townhouse
- 3 Double Bedrooms, 2 Reception Rooms
- Garage & 2 Off-Street Parking Spaces
- Quiet, Well-Situated Development
- c.1489 sq.ft. Including Garage

A very good size 3-double bedroom, nearly 1500 sq. ft. family home presented to an exceptionally high standard throughout, set within a quiet corner of a popular North Bristol development with beautiful garden, driveway and flexible accommodation over three levels. Royal Victoria Park is conveniently located and offers great access to central Bristol, the M4/M5 motorway networks, Southmead Hospital, Cribbs Causeway and the amenities of Westbury-on-Trym village with its wide selection of shops, bars and restaurants.

The property is approached from the front with an entrance door opening into a most welcoming hallway with staircase to upper floors and doors to a cloakroom, garage which provides additional useful space and a utility area which is set along its back wall. Also, off the hallway is the dining room, being to the rear of house, with full floor to ceiling double glazed windows with central double doors that open out onto the rear garden and has an attractive oak veneer floor. Off the back of the dining room are double doors that lead through to the kitchen with double glazed window to front, cream-coloured wall and base units, built-in AEG oven, hob and hood. There is plumbing for dishwasher, integrated fridge/freezer, walnut effect worktop, stainless steel sink, mixer tap, tiled floor and LED downlighters.

On the first floor there is a most impressive 22 ft sitting room with a minstrel gallery to the rear overlooking the dining room below. Also on this floor are two double bedrooms both having fitted wardrobes and a fabulous bathroom with white three-piece suite.





On the upper floor there is an excellent master bedroom with fitted wardrobes, airing cupboard and a well-appointed en suite shower room.

Outside, to the front of the property is a tarmac driveway with parking for two cars. The rear is immaculately landscaped with a large paved patio and a timber store to one side. There is a neatly shaped central artificial lawn with gravelled borders with feature paving slabs. To the bottom is a second patio for catching the evening sun with a feature timber pergola over. There is also outside lighting, outside tap and power points.

Viewing is highly recommended at the first opportunity.

Location:

Royal Victoria Park is fabulously situated being less than 10 minutes' drive from both the shops and amenities at Cribbs Causeway and those on Gloucester Road. It also benefits from being within easy reach of local employers such as Southmead Hospital, the MOD, Rolls Royce and Airbus making it a perfect location for commuters. In the immediate vicinity are the Bristol Free School for secondary education, the Blaise Castle Estate offering plenty of green space and Westbury Village with its many shops and eateries.



From our Stoke Lane office turn right towards Westbury Village and then at the lights, turn left onto Falcondale Road. After a mile, turn right onto Charlton Road and then at the roundabout take the first exit onto Royal Victoria Park. Follow the road as it bends to the right and turn left to stay on Royal Victoria Park. Where the road splits around a grass verge take the left fork and the house will be found off the left.

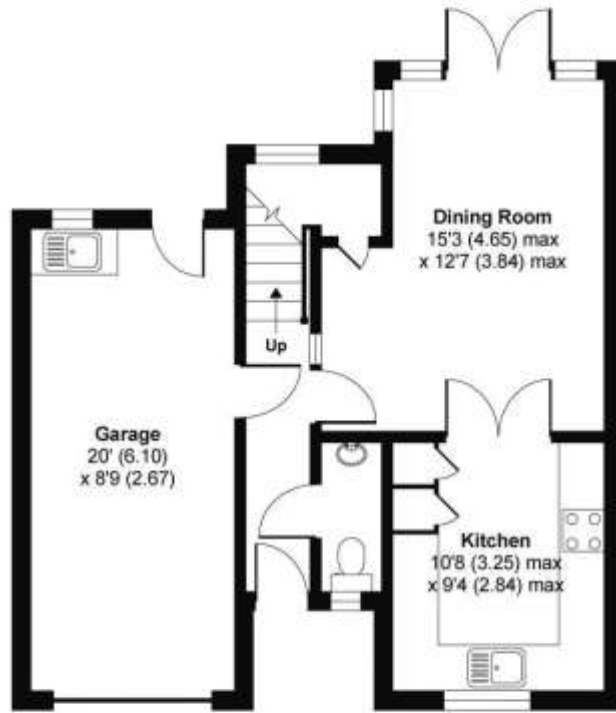
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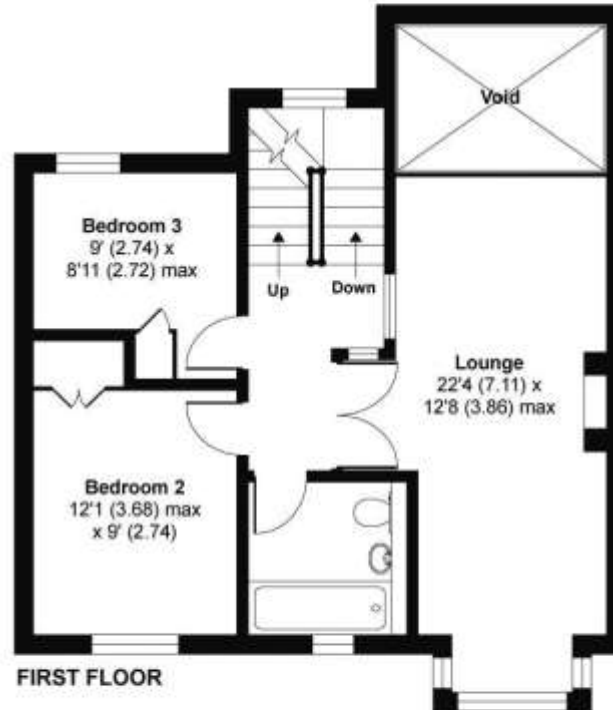
# Royal Victoria Park, Brentry, Bristol, BS10

Total = 1489 sq ft / 138.3 sq m (includes garage & excludes void)

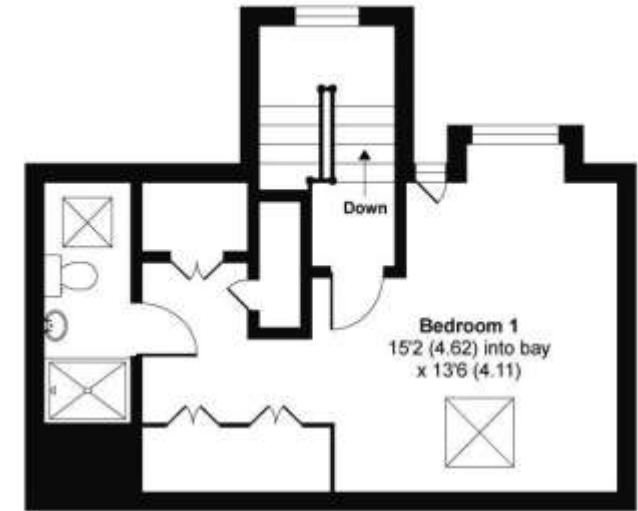
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Leese & Nagle. REF: 761282



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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