



MAGGS
& ALLEN

5 KENSAL AVENUE
VICTORIA PARK, BRISTOL, BS3 4QY
£415,000

Featuring a superb southerly-facing garden with rear access, and a larger-than-average footprint comes this two-bedroom mid-terrace close to Victoria Park. Offered with no onward chain.

Ground Floor

Entering into the hallway, you will find access to both reception rooms and staircase leading to the first floor.

The front reception is a bay-fronted room with uPVC window with original fireplace retained. Fitting with wood effect laminate which flows through much of the ground floor.

Sat adjacent is the kitchen/dining area; substantially extended and opening into the kitchen and lean-to, this space is blessed with plentiful natural light through skylights. The kitchen is fitted with a range of matching white units, with wood worktops, integrated gas hob and Belfast sink. The kitchen and lean-to are fitted with tiled flooring, with a patio door leading to the rear garden.

First Floor

Ascending to the first floor, you will find an impressive bay-fronted master spanning the width of the property, with original feature fireplace. Adjacent is bedroom two, which is also a double and offers a feature fireplace and view to the garden at the rear.

Located at the rear is a large four piece bathroom comprising bath, shower enclosure, WC and basin.

Externally

Perhaps the highlight of the property is a well-sized, south westerly-facing private rear garden. Divided between a patio and lawn area, the garden further benefits from rear access which is only accessible by residents of the road. To the front of the property is a small patio area.

Local Schools

Victoria Park Primary School - Distance: 0.05 miles

Oasis Academy Marksbury Road - Distance: 0.21 miles

St Mary Redcliffe and Temple School - Distance: 0.64 miles

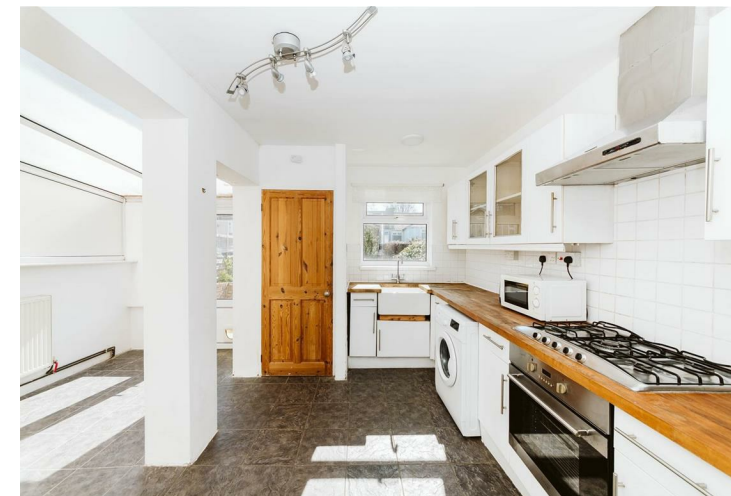
Location

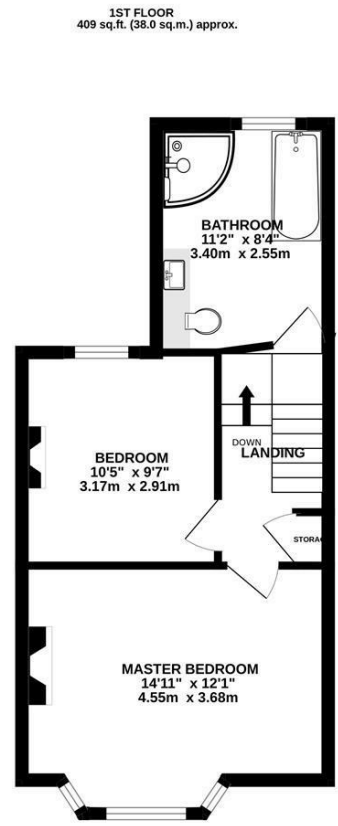
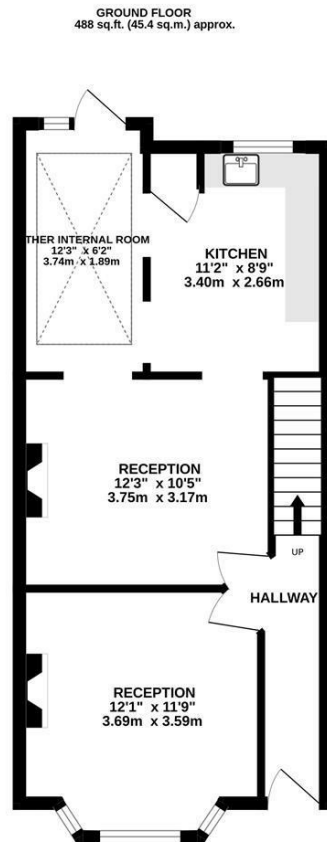
A superb spot, Kensal Avenue strikes the balance between nearby green spaces and the proximity to the centre of town, and conveniently located between Southville and Totterdown. A wide range of local amenities are within reach including cafés, bars, bakers, schools, and great links are provided into the city centre. Temple Meads train station is only 0.8 miles away and Wapping Wharf is only 1.1 miles on foot - offering a wealth of highly regarded eateries including Seven Lucky Gods, Cargo Cantina and Tare Bistro bordering the harbourside.

Vendor's Comments

"I've loved living in this house, my first home. It boasts a sunny, private garden with secure rear access. The location is ideal, with Victoria Park and a school nearby, and both Temple Meads and the city centre are within easy walking distance."

[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)





TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.
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- Southerly-facing garden
- Two double bedrooms
- Four-piece bathroom
- Extended living spaces
- A superb blank canvas for a prospective buyer to enhance
- Some original features retained
- Excellent schools in close proximity
- Close to Victoria Park
- No onward chain

Guide Price: £415,000

Tenure: Freehold

Council Tax Band: B

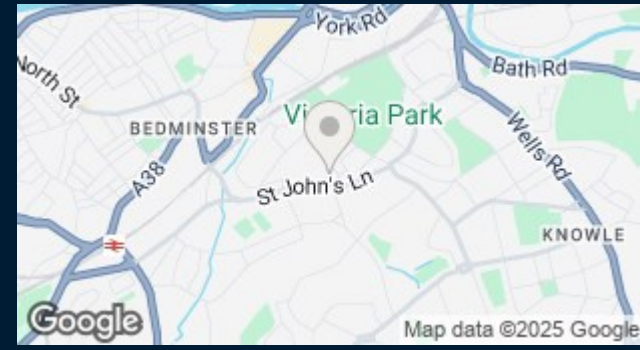
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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