

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Victoria Parade, Bristol, BS5

Approximate Area = 1036 sq ft / 96.2 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 1077 sq ft / 100 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1459482



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73 Victoria Parade, Redfield, Bristol, BS5 9EA



Guide Price £450,000

A conveniently located three bedroom end of terrace home that offers modern, low maintenance accommodation throughout.

- End of Terrace ▪ Lounge ▪ Kitchen/Dining/Family room ▪ WC ▪ Three bedrooms ▪ En suite bathroom ▪ Shower room ▪ Front and rear gardens



73 Victoria Parade, Redfield, Bristol, BS5 9EA

Enjoying a highly convenient setting just a short stroll from the independent shops, cafés and restaurants of Church Road, as well as the open green space of St George Park, this recently constructed (circa 2020) three bedroom end of terrace home combines the character and appeal of the surrounding Victorian streets with the comfort, efficiency and low maintenance benefits of modern living.

Arranged over three floors, the beautifully presented accommodation begins with a welcoming entrance hallway that leads to a bright bay fronted lounge and a breathtaking kitchen/dining/family room measuring 5.3m x 4.2m (17'4" x 13'9"). This impressive space features a fully fitted kitchen with Quartz work surfaces, ample room for both dining and seating, full width bi-folding doors opening directly onto the rear garden, and access to a useful ground floor WC. The first floor offers two well proportioned bedrooms alongside a contemporary three piece shower room, while the top floor is dedicated to a superb principal bedroom suite complete with three built in double wardrobes and a stylish en suite bathroom.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front garden is mainly laid to slate chippings and provides practical bin and bicycle storage, while the rear garden has been designed as an attractive patio seating area that directly adjoins the kitchen/dining/family room, creating an ideal space for outdoor dining and entertaining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 1.2m (15'1" x 3'11")
Double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.2m x 2.9m into bay (13'9" x 9'6" into bay)
Double glazed bay window to front aspect, radiators, power points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 5.3m x 4.2m (17'4" x 13'9")
Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, dual double glazed velux style windows to roofline. High quality kitchen comprising range of soft close wall and base units with Quartz work surfaces, inset bowl and a quarter sink with mixer tap over, range of integrated appliances comprising double electric oven, four ring electric hob with extractor fan over, fridge/freezer and dishwasher. Inset breakfast bar, plinth and undercounter lighting, power points. Quartz splashbacks to all wet areas. Ample dining and separate seating area with radiators, power points and door leading to WC.

WC 1.1m x 0.9m (restricted head height in places) (3'7" x 2'11" (restricted head height in places))
Modern matching two piece suite comprising hidden cistern WC and wash hand basin with mixer tap over, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.6m x 2.7m narrowing to 0.8m (11'9" x 8'10" narrowing to 2'7")
Two built in storage cupboards (one offering space and plumbing for a washing machine), radiator, power points, stairs rising to second floor landing, doors leading to rooms.

BEDROOM TWO 4.2m x 3.4m into bay (13'9" x 11'1" into bay)
Double glazed bay window to front aspect, radiator, power points.

BEDROOM THREE 2.8m x 2.5m (9'2" x 8'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

SHOWER ROOM 1.9m x 1.6m (6'2" x 5'2")
Obscured double glazed window to rear aspect, contemporary high quality suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.7m x 1.9m (restricted head height in places) (8'10" x 6'2" (restricted head height in places))
Double glazed velux style window to roofline, access to loft storage area, power points. Door leading to bedroom one

BEDROOM ONE 4.7m x 3.2m (this measurement includes bulkhead) (15'5" x 10'5" (this measurement includes bulkhead))
Double glazed window to rear aspect, three built in double wardrobes, radiator, power points. Door leading to en suite bathroom.

EN SUITE BATHROOM 3.1m x 1.5m (restricted head height in places) (10'2" x 4'11" (restricted head height in places))
Double glazed velux style window to roofline, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to slate chippings with walled boundaries, path leading to front door.

REAR GARDEN
Low maintenance rear garden mainly laid to patio with fenced boundaries, slate chipping seating area.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

This property is located within a coal mining reporting area. The property has the benefit of mains gas, water, electricity and solar panels that are owned outright.

Local authority: Bristol City
Services: All services connected.
Broadband speed: Ultrafast 10000mbps (Source - Ofcom).
Mobile phone signal: outside EE, Vodafone and O2 - all likely available (Source - Ofcom).

