



## Flat 3 Maddison House 191 Church Road, Redfield, Bristol, BS5 9HG

House + Co Property are delighted to bring to the market this fantastic two bedroom first floor flat within this development in the heart of Redfield. The accommodation comprises communal entrance hallway, inner hallway leading to white suite bathroom with shower over bath, lounge and fitted kitchen with integrated oven & hob, washing machine and fridge and two bedrooms. Offered unfurnished and available to occupy from early mid August 2026.

Council Tax Band - Band B (Bristol City)

Construction - Traditional Construction

Internet Speed - Standard upto 10Mbps or Ultrafast upto 1800Mbps

Mobile Coverage - Coverage according to Ofcom mobile checker

EE - Good outdoor

O2 - Good outdoor, variable in-home

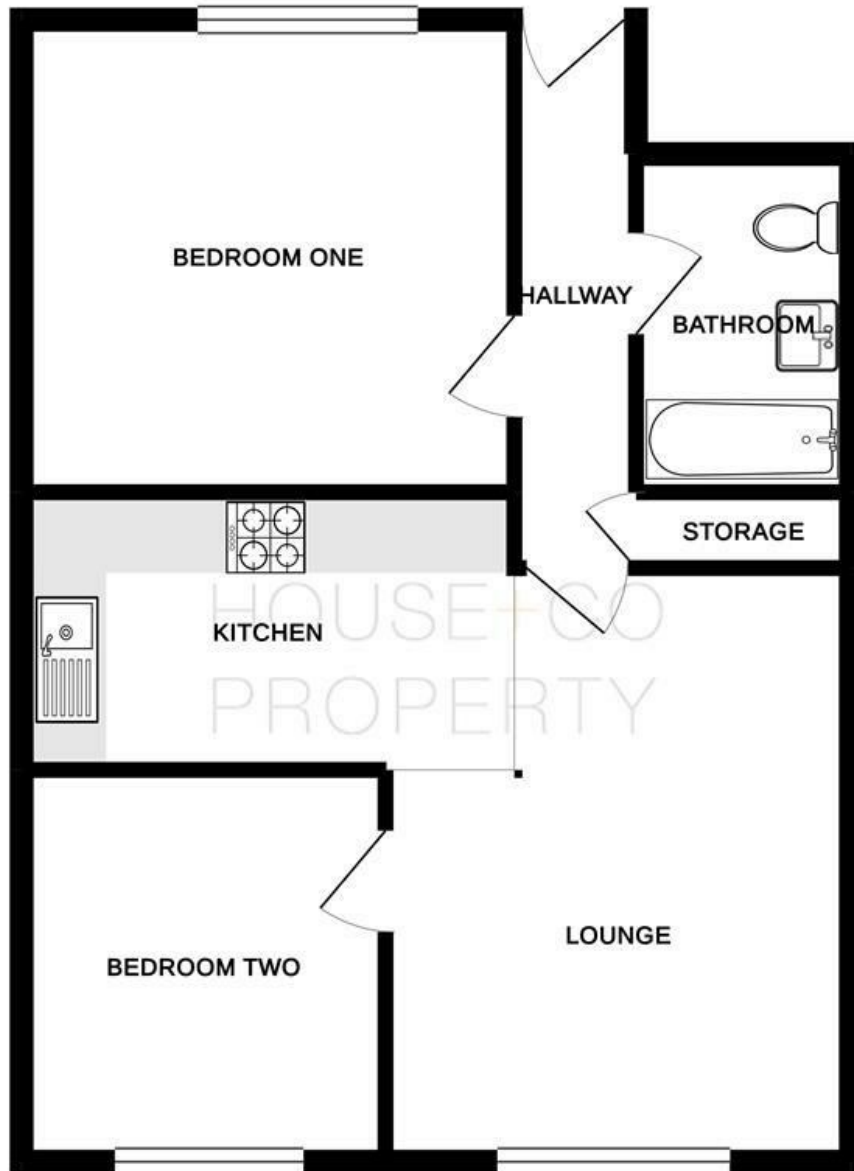
3 - Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

- Professionally Managed By House + Co Property
- Available Mid August 2026
- Unfurnished
- Redfield Location

**£1,250 Per month**

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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