



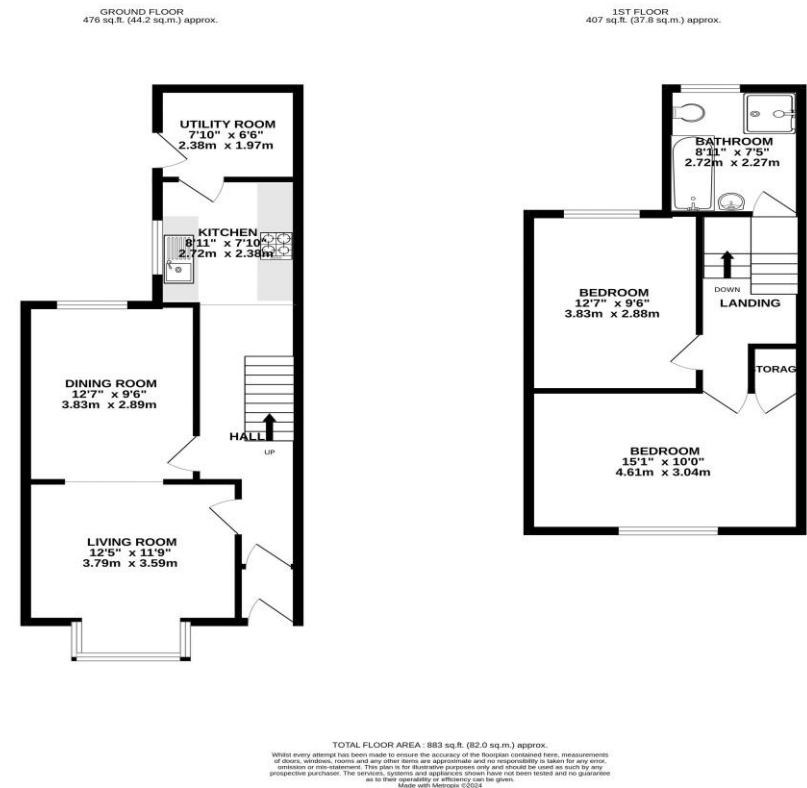
- Victorian style terrace
- Two double bedrooms
- Popular location in Redfield

- Open Plan lounge / diner
- Modern galley style kitchen
- First floor bathroom

Parks Estate Agents, sales & lettings are delighted to offer for sale this wonderful Victorian terraced home on a popular road in BS5. Commuting is made easy with Lawrence Hill train station only a short walk away, providing direct trains to Bristol Temple Meads in under 10 minutes. The Bristol to Bath cycle network is equally accessible, ideal for commuting quickly into the city centre, leisurely strolls or long bike rides.

Accommodation comprises to the ground floor a lovely light open plan lounge / diner stretching from the bay window at the front to the rear dining room window which overlooks the garden. There is a galley style kitchen with modern fitted units and utility room, as well as access to the rear garden. On the first floor are two generous double bedrooms and family bathroom.

Externally the property has a lovely enclosed rear garden which is mostly laid to lawn with a small garden to the front with a low boundary wall. This is a great example of a wonderful Victorian home so please do call to book your viewing slot.



Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.