



- End of terrace home
- Two bedrooms and first floor bathroom
- Open plan living accommodation

- Generous rear garden
- Cul-de-sac location next to Netham Park
- Requires some updating

Parks Estate Agents are pleased to offer for sale this end terrace property situated in Redfield, a popular part of East Bristol with easy access to all the local amenities, including local shops, cafes, and parks. The excellent transport links ensure that you're well-connected to the rest of Bristol, making both work and leisure pursuits easily accessible.

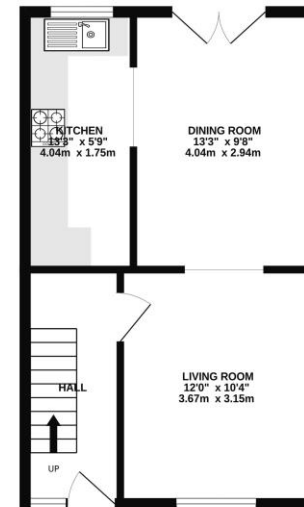
Internal accommodation comprises of; entrance hallway with stairs that lead to the first floor. Open plan ground floor living space including a lounge / diner, with French doors opening to the east facing garden. The kitchen also benefits from being open plan to the dining area. On the first floor are two bedrooms and a bathroom.

The house requires some updating but we feel would make a great starter home for someone keen to put their own character into a property.

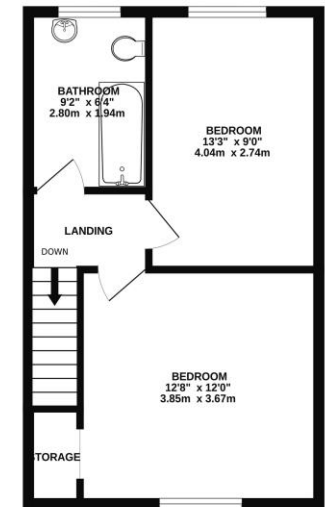
In addition the rear garden is a charming space with a paved seating area, graveled path, raised beds and an Anderson shelter. This outdoor area presents an opportunity for gardening, outdoor dining, or simply soaking up the sunshine during the warmer months.

In summary, this 2-bedroom Victorian terrace located within a cul-de-sac on the edge of Netham Park and just a half an hour walk from Temple Meads is priced to reflect the work that a buyer would want to do and has the potential to offer someone a wonderful home with a great layout and larger than average garden. This home is a true gem in the heart of Bristol's vibrant community.

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

While 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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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.
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