

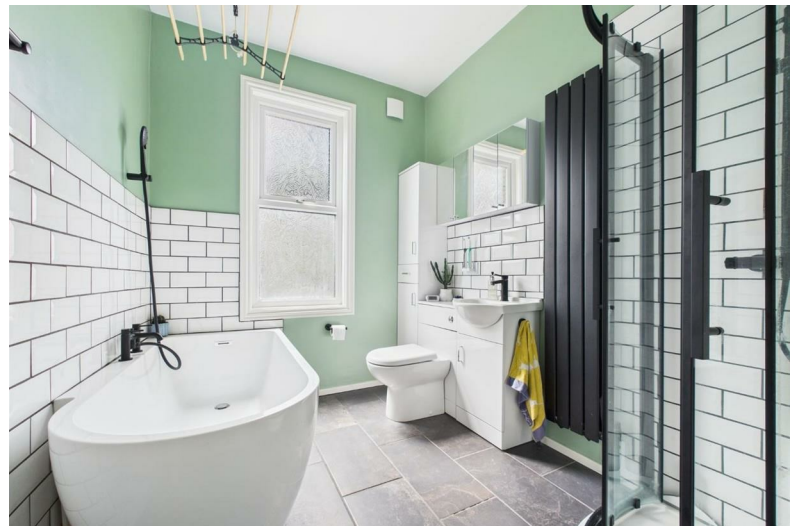


26 Byron Street
Redfield, Bristol, BS5 9NN

Asking price £375,000



26 Byron Street



Description

Set over 3 floors is this 3 double bedroom home with a lovely mature lawned westerly facing rear garden, retained and enhanced character and much, much more.

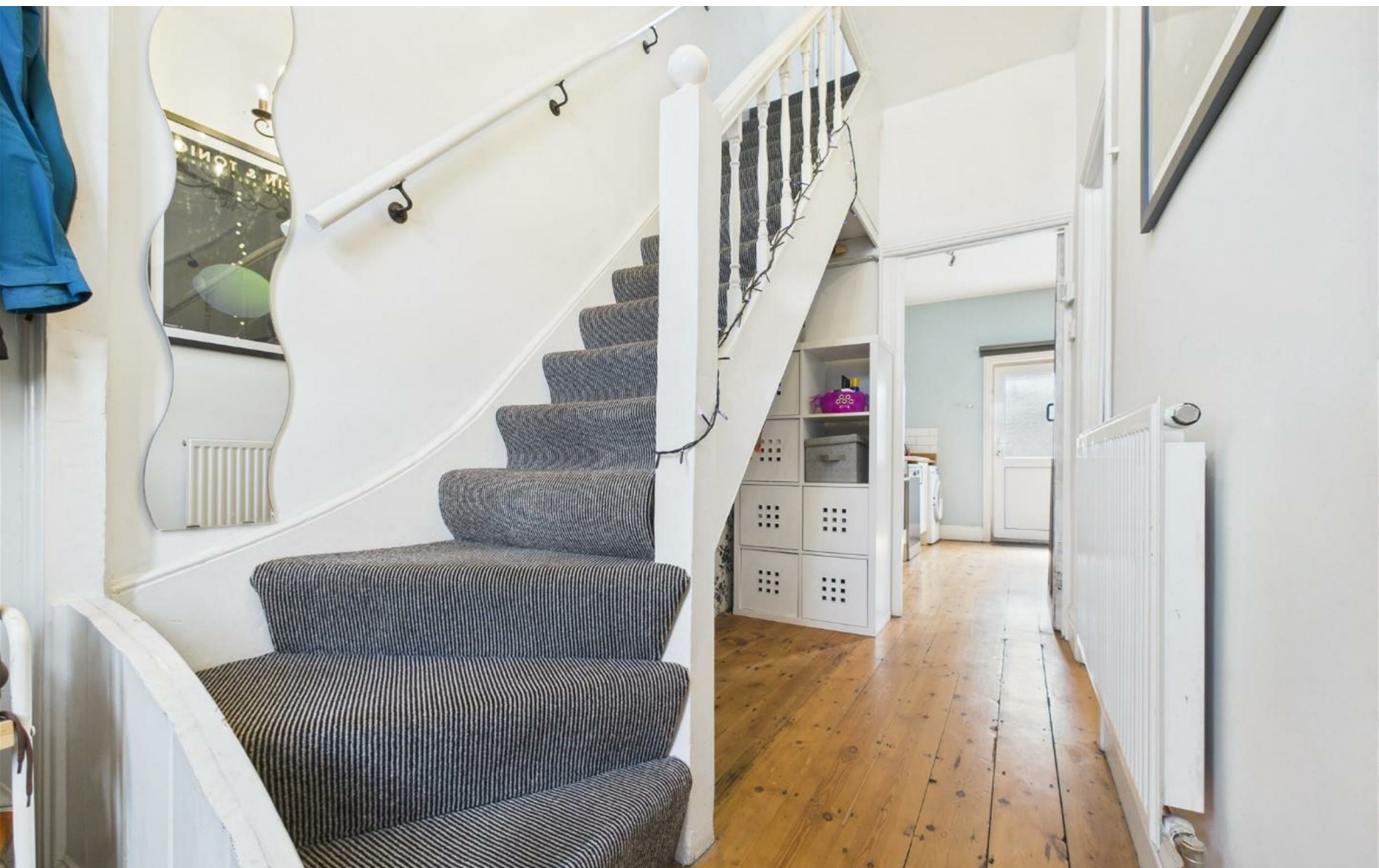
As you enter, you are greeted by an inner hallway with storage below stairs, a bay lounge and a full width modern fitted kitchen / dining room both with stripped and varnished floors and access to the garden.

On the first floor, you'll find two double bedrooms and a recently installed stylish 4 piece spacious family bathroom with large bath and separate shower cubicle. Stairs take you from the landing to the second floor, where you will find a light and airy loft room featuring sky lights on either side and storage into the eaves.

Within walking distance of the lovely St. George Park and close to all the cafes,

- ARRANGED OVER 3 STOREYS
- BAY LOUNGE WITH STRIPPED FLOORBOARDS
- DOUBLE GLAZED AND GAS CENTRAL HEATING FROM RECENTLY INSTALLED COMBI
- POPULAR LOCATION CLOSE TO CYCLE ROUTES AND LOCAL TRAIN STATION
- GOOD SIZED WESTERLY FACING REAR GARDEN
- 3 BEDROOM AND UPSTAIRS BATHROOM
- FULL WIDTH KITCHEN DINER
- LOVELY 4 PIECE MODERN BATHROOM WITH SEPERATE SHOWER CUBICLE
- GREAT ACCESS TO CHURCH ROAD'S SHOPS, CAFES AND AMENITIES
- LIMITED CHAIN !





Floor Plan



HOUSE+CO
PROPERTY

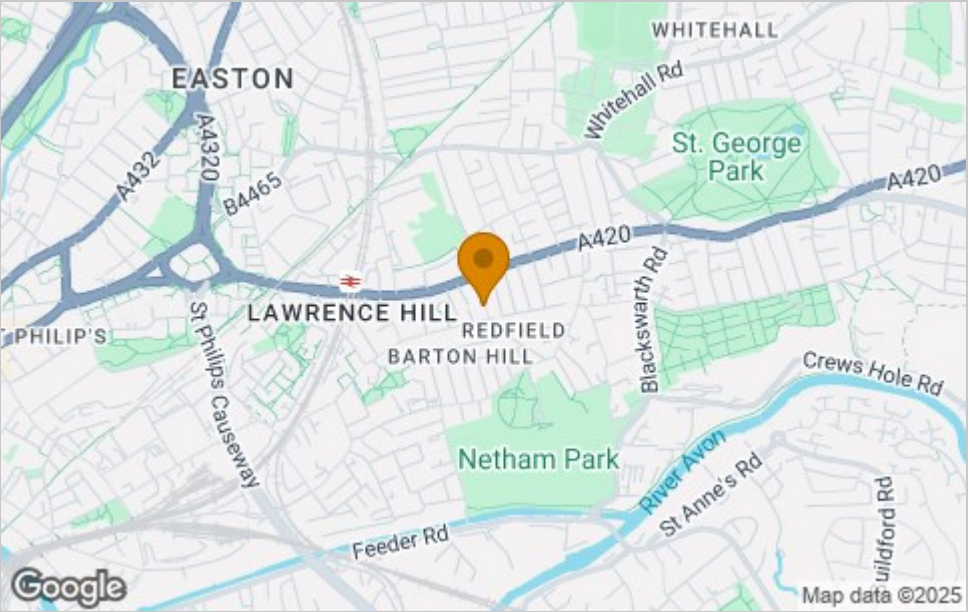
Approximate total area⁽¹⁾
90.4 m²
973 ft²
Reduced headroom
7.8 m²
84 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

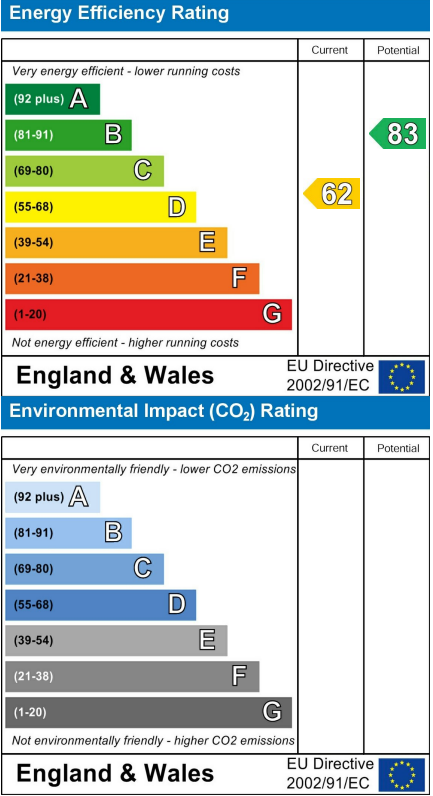
Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.