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283 Church Road
Redfield
Bristol
BS5 9HT



Offers Over £450,000

Seneca Street, Redfield

3 Bedrooms

Holbrook Moran are delighted to bring to market this 3-bedroom, charming Victorian Terrace, that features a loft conversion with en-suite, a well proportioned garden with rear access, and tasteful décor throughout. Located near Church Road, St. George Park, and a friendly community on Seneca Street.

This beautifully presented single bay fronted Victorian terrace offers a perfect blend of classic charm and contemporary improvements. Having been thoughtfully upgraded by the current owners, the property now boasts three well-proportioned bedrooms, including a stunning loft conversion that has created a spacious third bedroom with its own en-suite bathroom and even additional space for an office.

The living spaces are light, airy, and tastefully decorated, maintaining the original character of the home while offering modern comforts. Each bedroom is generously sized, ensuring ample space for relaxation and storage. The rest of the home is equally well-maintained, making it move-in ready for its next owners.

The current owners have truly enjoyed living on Seneca Street, forming lovely connections with their neighbors, and have found the community to be warm and welcoming.

Outside, you'll discover a surprisingly well proportioned garden for a Victorian terrace, offering a fantastic outdoor space that is both low maintenance and perfect for entertaining or enjoying some quiet time. The added benefit of rear access enhances the practicality of the garden, offering convenience and flexibility.

This property is ideally located, just a short walk from Church Road and the picturesque St. George Park, offering a perfect mix of convenience and green space for leisure. A true gem for those seeking comfort, community, and style in a sought-after location.

SITUATION

Located in the ever popular area of St George, this property is within close proximity to the bustling high street of Church Road with plenty of local shops, eateries and amenities. With various green spaces available, the lovely St George's Park is about a three minute walk away, Netham Park and Trooper's Hill are also close by. The local area has ample good nursery, primary and secondary schools. The property has links to the Bristol & Bath Railway Path and bus routes to and from the city centre, with Lawrence Hill Train Station within close proximity.

Council Tax Band: B

Tenure: Freehold

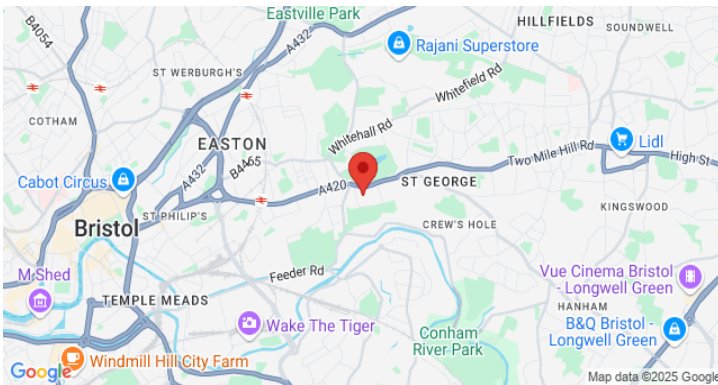
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Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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