



- Handsome Victorian Home
- Beautifully Presented
- Two Reception Rooms
- Modern Kitchen
- Contemporary Bathroom
- Three Double Bedrooms
- Larger Than Average Garden
- Off Street Parking

4 Pilemarsh, Redfield, Bristol, BS5 9NT
Offers Over £400,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Entrance Vestibule 2'9" x 4'9" (0.85 x 1.46)
Entrance Hallway 2'10" x 13'3" (0.87 x 4.04)
Living Room 14'2" x 11'1" (4.32 x 3.39)
Living Room 13'5" x 16'2" (4.09 x 4.93)
Kitchen 6'11" x 17'5" (2.11 x 5.32)
Lobby 5'8" x 3'0" (1.75 x 0.93)
Bathroom 8'2" x 5'6" (2.50 x 1.70)
Landing 9'11" 5'7" (3.03 1.72)
Master Bedroom 18'2" x 11'3" (5.56 x 3.44)
Bedroom 14'8" x 9'10" (4.49 x 3.01)
Bedroom 7'7" x 12'9" (2.32 x 3.89)

PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND B



Offered for sale is this handsome, stone fronted, double bay, Victorian end of terrace house built in 1894. Meticulously presented and decorated throughout by the current owners. Entrance vestibule leading to hallway, living room with bay windows to the front, large living room to the rear with French doors leading to garden, kitchen and well appointed bathroom are all at the ground floor. At the first floor are three double bedrooms, the master with bay windows to the front. Outside to the rear is the garden which is much larger than average for this area and has the advantage of off street parking. An early viewing of this beautiful home is a must!

Pursuant to the Estate Agents Act we advise that the Vendor of the property an employee of D W Smith.



what the owners will miss

I will miss sitting in my garden in the summer and being able to walk my dog in the beautiful St George Park.

the location

Set in the extremely popular locality on the Redfield/St George borders, being a stones throw away from Netham Playing Fields, five minute stroll to St George Park and with the local shops, bars and restaurants on Church Road again just a few minutes walk away. The number 5 bus will take you from directly outside of the property to Clifton Village in approximately 25 minutes. There are also two primary schools on the doorstep.

just a thought...

If you hadn't considered an older home then this is the one! With bags of character yet with every modern convenience, the property has one of the largest gardens in the area plus rarely available off street parking and all the benefits of Church Road literally on your doorstep. This is one not to be missed.