



17 Hill Avenue, Bristol , BS3 4SH

Price Guide £480,000

OVERLOOKING VICTORIA PARK!! A well-presented bay fronted Victorian terrace home situated in the popular and sought after location of Victoria Park and directly opposite the park! The accommodation comprises an entrance vestibule with original floor tiles, an entrance hallway with parquet flooring, an open sitting/dining room with superb views of Victoria Park and French doors which allow access to the recently fitted kitchen and a white shower room. On the first floor there is a master bedroom with views of the park, another double bedroom and a further single bedroom. The loft has been converted into an additional room with a W/C and would make an ideal home office! There is a small low level wall enclosed front garden and a low maintenance rear garden which is enclosed and has access to a workshop/building. With Temple Meads Station and the City Centre both being within easy reach, this is the ideal location for City living yet has the benefit of the picturesque Victoria Park over the road! Early viewing is strongly recommended to avoid disappointment.

SITTING ROOM 12'08 bay x 12'07 max (3.86m bay x 3.84m max)

DINING ROOM 11'06 x 10'10 (3.51m x 3.30m)

KITCHEN 10'03 x 7'06 (3.12m x 2.29m)

BATHROOM 5'01 x 7'09 (1.55m x 2.36m)

BEDROOM ONE 9'11 x 12'08 (3.02m x 3.86m)

BEDROOM TWO 11'07 x 9'09 (3.53m x 2.97m)

BEDROOM THREE 11'01 x 8'01 (3.38m x 2.46m)

LOFT ROOM 13'10 max x 13'05 max (4.22m max x 4.09m max)

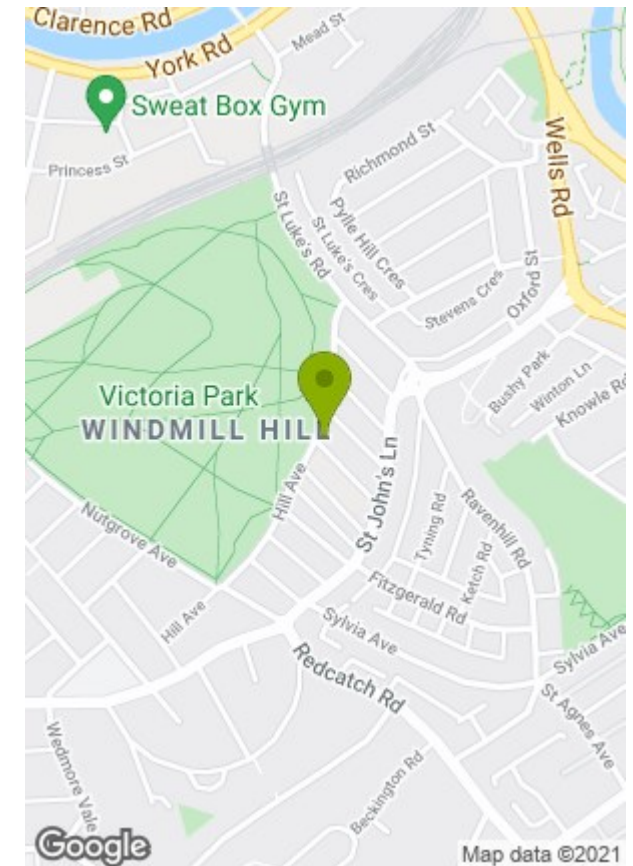
W/C 3'08 x 2'08 (1.12m x 0.81m)



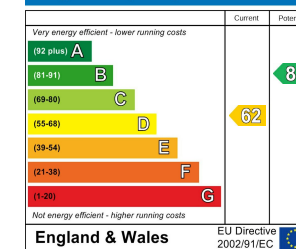




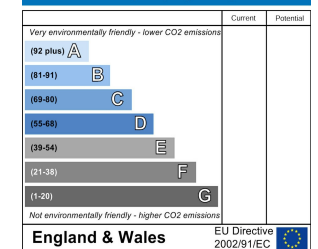
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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