

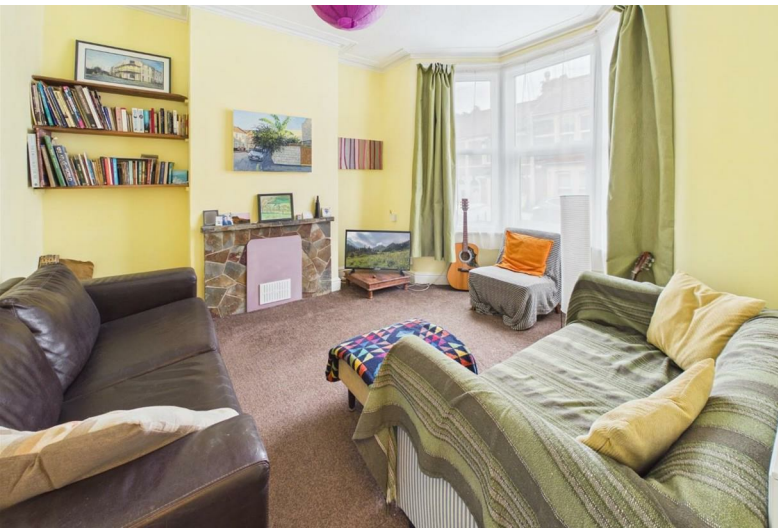


56 Vicarage Road  
Redfield, Bristol, BS5 9AF

Asking price **£385,000**



# 56 Vicarage Road



## Description

Positioned on the ever-popular Easton/Whitehall borders, this charming home enjoys a fantastic location just moments from the Bristol to Bath cycle path and the vibrant amenities of Church Road, with its independent cafés, bars and eateries. The much-loved St George Park, offering tennis courts, green open space and a skate park, is also within easy walking distance. Bristol city centre is easily reached on foot, by bike, bus or via nearby Lawrence Hill railway station.

With great proportions, the accommodation briefly comprises an entrance vestibule and welcoming hallway, a bay-fronted lounge with attractive period coving, a separate dining room and a fitted kitchen. Upstairs, the property offers two generous double bedrooms and a spacious bathroom featuring a walk-in shower.

A particular highlight of the home is the delightful enclosed south-facing rear garden – a wonderful sun-filled space perfect for relaxing, dining and enjoying the warmer

- FAVORABLE EASTON / WHITEHALL BORDERS
- LOVELY SOUTHERLY GARDEN
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- GREAT PROPORTIONS
- SEPARATE RECEPTIONS
- BATHROOM WITH A SEPARATE SHOWER
- CLOSE TO THE CYCLE PATH

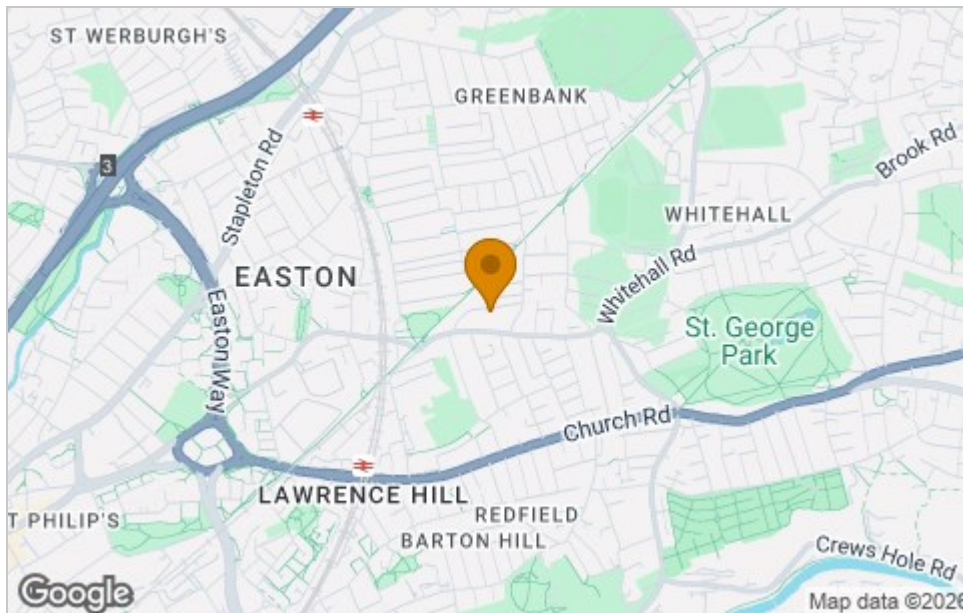




## Floor Plan



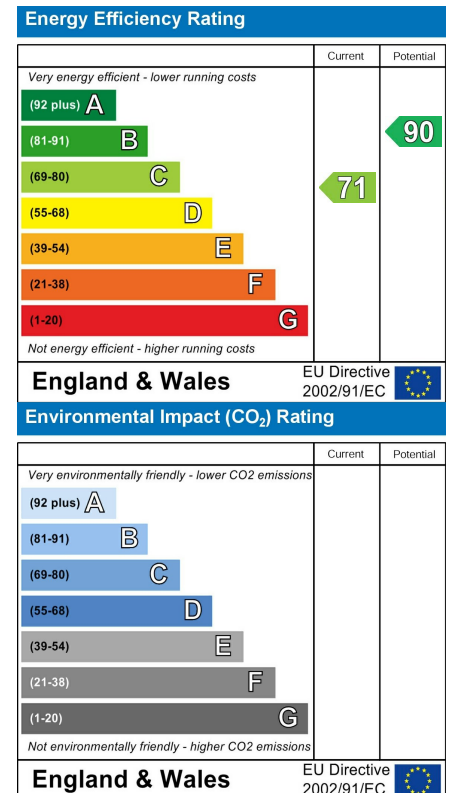
## Area Map



## 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



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