

3 Bed Terraced In Elvaston Road , Bristol, BS3 4QJ

£575,000





SHORT DESCRIPTION

Property Ref: 16414 About this property No onward chain Three Bedrooms Excellent Condition Victorian Terraced House Kitchen Combined Lounge Diner Two Receptions Upstairs Bathroom Downstairs W.C Seconds From Victoria Park This beautifully presented three-bedroom Victorian terraced home is in excellent condition throughout and enjoys a sought-after position in the heart of Victoria Park. Set on a peaceful residential road, it's just moments from the green open spaces of Victoria Park itself, a short stroll from Victoria Park Primary School, and only around 20 minutes' walk into central Bristol. The property boasts a generous kitchen that opens directly onto the rear garden, alongside a bright and spacious open-plan lounge and dining room — ideal as a sociable family living space. Additional highlights include an entrance hall, a convenient downstairs WC, three well-proportioned bedrooms, and a family bathroom with separate shower upstairs. Offered with no onward chain, this home represents an excellent next step on the property ladder. Early viewings are strongly recommended to fully appreciate everything this lovely house has to offer. Entrance Hall 1m x 1.44m Wooden door, original flooring. Hallway 1.01m x 3.35 and 1.77m x 4.10m Under stairs storage, radiator, original flooring. Reception Room One 4.06m x 3.91m Bay fronted, UPVC windows, radiator, original flooring. Reception Room Two 3.91m x 3.28m UPVC windows, radiator, original flooring. Kitchen 5.1m x 3.07m UPVC windows, integrated dishwasher, tiled floor. Landing 1.78m x 3.89m Storage cupboard, carpeted floor, loft access. Bedroom One 4.17m x 3.68m Bay fronted, UPVC windows, radiator, carpeted floor. Bedroom Two 3.89m x 3.28m UPVC window, radiator, carpeted floor. Bedroom Three 3.3m x 2.92m UPVC window, radiator, carpeted floor. Bathroom 2.84m x 1.42m UPVC window, bath, separate shower, sink, WC, heated towel rail, tiled floor. 5.1m x 5.6m Glazed Loft with narrow stairs for access. Velux windows to rear aspect. Garden 2.08m x 7.03m and 5.38m x 5.48m approx Patio and grassed area. Property Type: Terraced Full selling price: £575000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: C EPC rating: E Measurement: 613.543 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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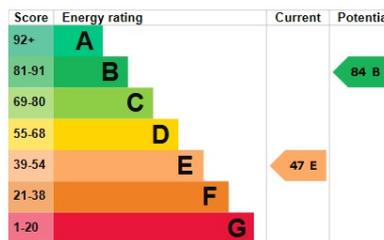
Property type	Mid-terrace house
Total floor area	57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be B.
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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