GREENWOODS
property centre

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27 Hill Avenue, Victoria Park, Bristol BS3 4SN **£465,000**

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On the doorstep of the picturesque Victoria Park, an outstanding Victorian Terrace home, this is not one to be missed! This well loved home is only a short walk to Bristol City Centre, Temple Meads Station and a host of local independent amenities, including Feral Folk Coffee, which is located on the park, for coffee, tea and cakes. The highly regarded Victoria Park gastro pub is a short walk away and The Bake House, Florence Lounge, the iconic Banana Boat, are all located in nearby Totterdown.

The property comprises an entrance hallway with original cornicing and floorboards, these flow into the sitting and dining room. The bay window in the sitting room allows ample natural light, it also has a log burner to warm up those cold nights. The dining room has been opened up to allow a great entertaining space and has built in storage either side of the chimney breast. The kitchen has plenty of storage and access to the rear garden. Upstairs, there are two double bedrooms, both of these have their own access to the stylish bathroom and the master also offers fabulous views over Victoria Park. The rear garden is currently low maintenance and is split between decking & artificial grass with a shed.

A stylish property on a desirable road, this property has much to offer and is not to be missed.

- Victorian Terrace Home
- Two Double Bedrooms
- Open Kitchen Diner
- Enclosed Rear Garden
- Beautifully Presented
- Looking Onto Victoria Park
- Bay Fronted Sitting Room
- Upstairs Bathroom
- Short Walk To Temple Meads
- Energy Rating - D

Sitting Room 12'11 max x 12'7 into bay max (3.94m max x 3.84m into bay max)

Kitchen / Dining Room 24'6 max x 16'5 max (7.47m max x 5.00m max)

Bedroom One 16'5 max x 12'10 into bay (5.00m max x 3.91m into bay)

Bedroom Two 10'10 x 10'06 (3.30m x 3.20m)

BATHROOM 14'04 max x 5'06 (4.37m max x 1.68m)

Tenure - Freehold

Council Tax Band - B

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Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1496827

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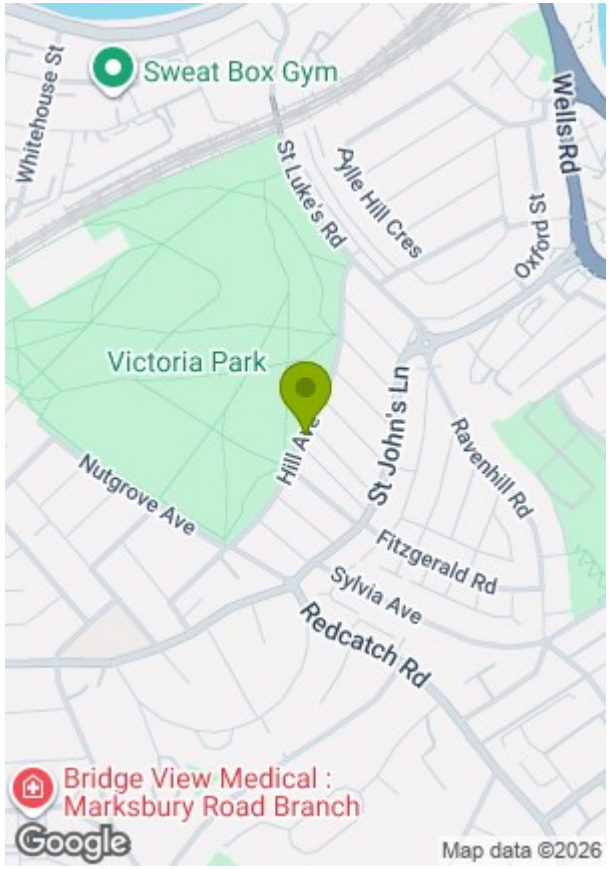

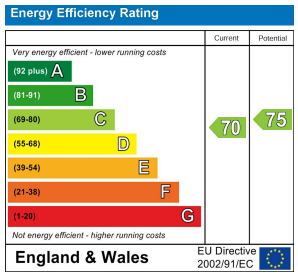

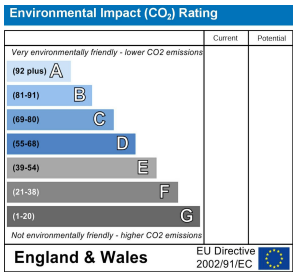

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