



38 Witchell Road  
Redfield, Bristol, BS5 9LF

**Asking price £365,000**

# 38 Witchell Road



## Description

This desirable period terrace house offers a perfect blend of comfort and convenience. Spanning approximately 980 square feet, the property boasts two inviting reception rooms. The open-plan living area features a delightful bayed lounge that seamlessly flows into the dining space, creating a warm and welcoming atmosphere.

The recently refitted kitchen is a highlight of the home, providing a modern touch while maintaining the character of the property. A contemporary bathroom is conveniently located off the rear lobby. The first floor accommodates three well-proportioned bedrooms.

Outside, features an Westerly enclosed low-maintenance garden. The location is particularly appealing, situated just off Church Road, where a variety of bars, cafes, and amenities await. Additionally, the picturesque St George Park is merely a short

- JUST OFF CHURCH ROAD
- OPEN-PLAN LIVING
- MODERN BATHROOM
- RECENT UPVC WINDOWS AND DOORS
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- WESTERLY REAR GARDEN
- A STROLL TO THE LOCAL CAFES, BARS AND RESTAURANTS

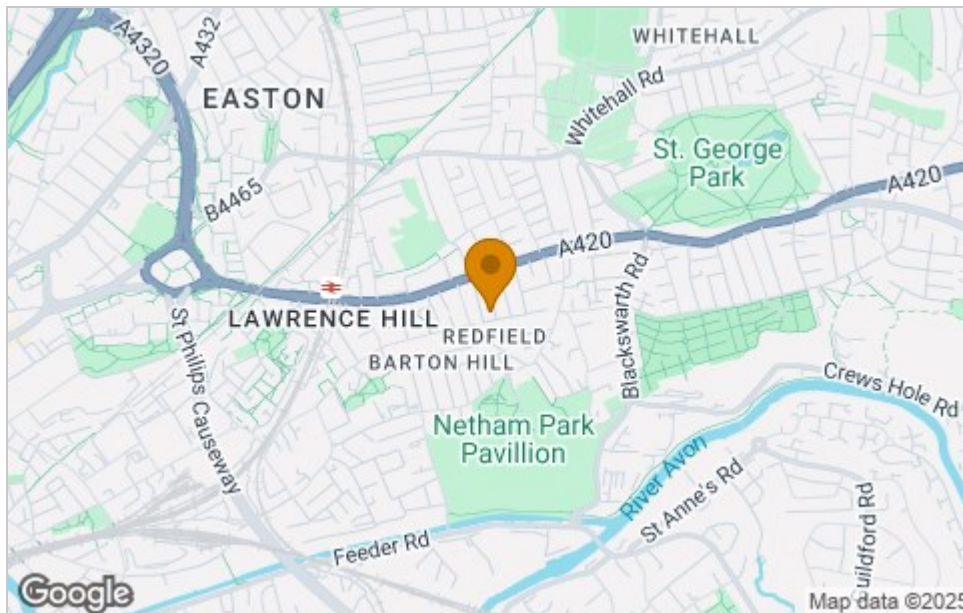




## Floor Plan



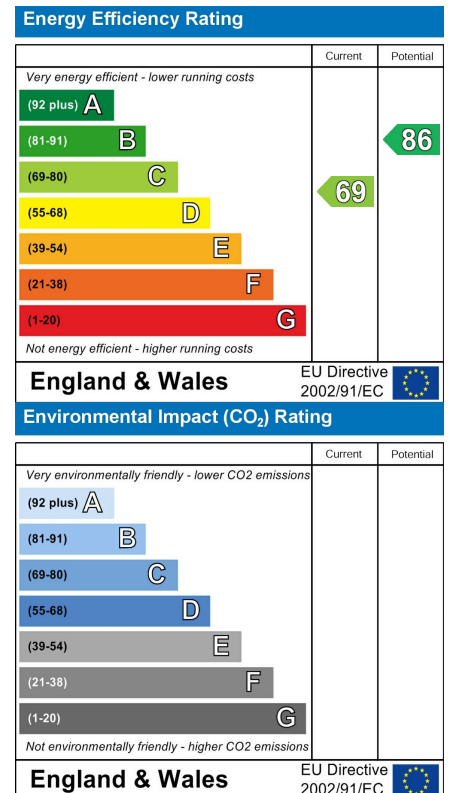
## Area Map



## 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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