



## 55 Redford Crescent, Bristol, BS13 8SA

Situated in a popular residential area of South Bristol, this well-presented three-bedroom terraced home offers modern improvements and spacious family living. The property has been updated in recent years, making it an ideal purchase for first-time buyers, families, or investors alike.

Conveniently located close to local shops, schools, and transport links, the property also offers easy access to Bristol city centre and surrounding areas

- Three-bedroom terraced home
- Spacious full-width kitchen/diner (fitted 2025)
- Modern upstairs family bathroom (fitted 2024)
- Front and rear gardens
- Popular South Bristol location
- Ideal for first-time buyers or families
- Wonderful Countryside Views as well as of the iconic Clifton suspension bridge

### Location

The property is located within the Withywood and Bishopsworth area of South Bristol, a well-established residential neighbourhood known for its community feel and convenient local amenities. Withywood is a suburban area on the southern edge of Bristol, developed mainly in the mid-20th century and positioned between Bishopsworth and Dundry Hill.

Residents benefit from a range of nearby facilities including local shops, convenience stores, healthcare services and community amenities, with additional shopping and leisure options available at nearby retail areas in South Bristol.

The area is well served by schools, including

several well-regarded primary schools and nearby secondary options such as Bridge Learning Campus, an all-through school for pupils aged 3–16.

There are also several parks and green spaces in the surrounding area, offering opportunities for outdoor recreation and family activities. Local bus routes provide regular connections into Bristol city centre, while nearby train stations such as Parson Street offer additional commuting options

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

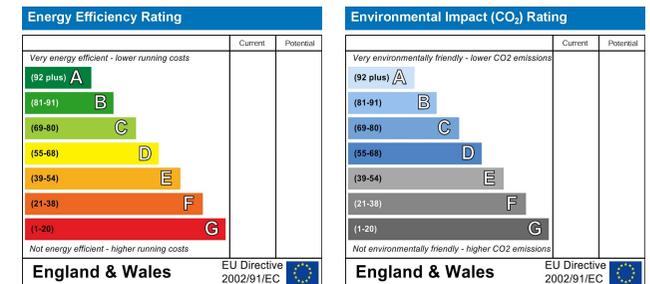
The ground floor features a bright and spacious full-width kitchen/diner, newly fitted in 2025, providing an excellent space for both everyday family meals and entertaining. The layout offers ample worktop and storage space along with room for a dining table, creating a practical and sociable heart of the home. A comfortable living room to the front of the property provides a welcoming space to relax.

### First Floor

Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom fitted in 2024, finished to a contemporary standard.

### Gardens

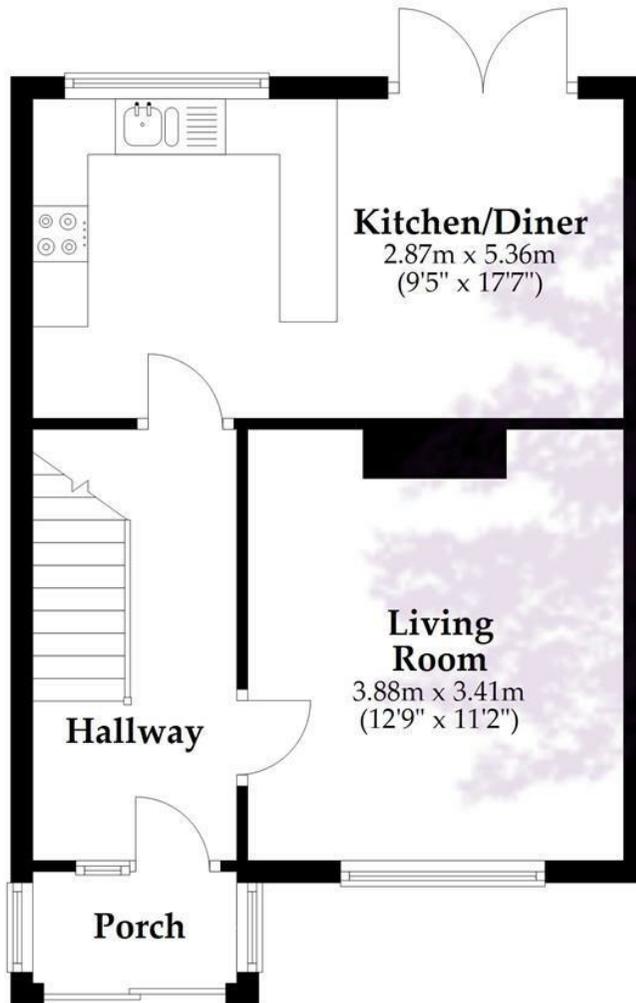
The property benefits from front and rear gardens, with the rear garden offering good space for outdoor seating, play, or further landscaping potential.





## Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.