**51 Royal Victoria Park, Brentry, Bristol, BS10 6TD**

**£625,000**

An outstanding townhouse with garden, garage and multiple parking spaces, situated in a peaceful cul de sac.

- Modern Town House
- Four bedrooms
- Two ensuite shower rooms
- Spacious living room
- Integral garage
- Space for multiple cars in driveway
- No onward chain

**The Property**
Nestled in a serene cul-de-sac, this elegant Georgian-style townhouse, built in the early 2000s, offers the perfect blend of modern living and timeless design. Boasting contemporary features, the property comes complete with the convenience of an integral garage directly access via the hallway and ample parking spaces.
Upon entering, you'll be greeted by a spacious hallway that leads to a convenient downstairs WC and a generous kitchen and dining area. The kitchen, designed in a charming Shaker style, is fully equipped with fitted cupboards and modern appliances, including a fridge freezer, dishwasher, double electric oven, and extractor fan. The dining area, warmed by a stone fire surround and complemented by fitted shelving, opens through French doors to a delightful rear garden.
The first floor reveals a bright and airy reception room, where a floor-to-ceiling window offers lovely views of the rear garden. This level also includes a well-appointed family bathroom and a comfortable bedroom.
The second-floor hosts three additional bedrooms, two of which feature ensuite shower rooms and fitted wardrobes, providing ample storage.
Outside, the good-sized rear garden is a private oasis, featuring mature planters, lush greenery, and a spacious patio area, perfect for outdoor entertaining.
This stunning townhouse is a true gem, combining modern comforts with classic style in a peaceful and sought-after location.

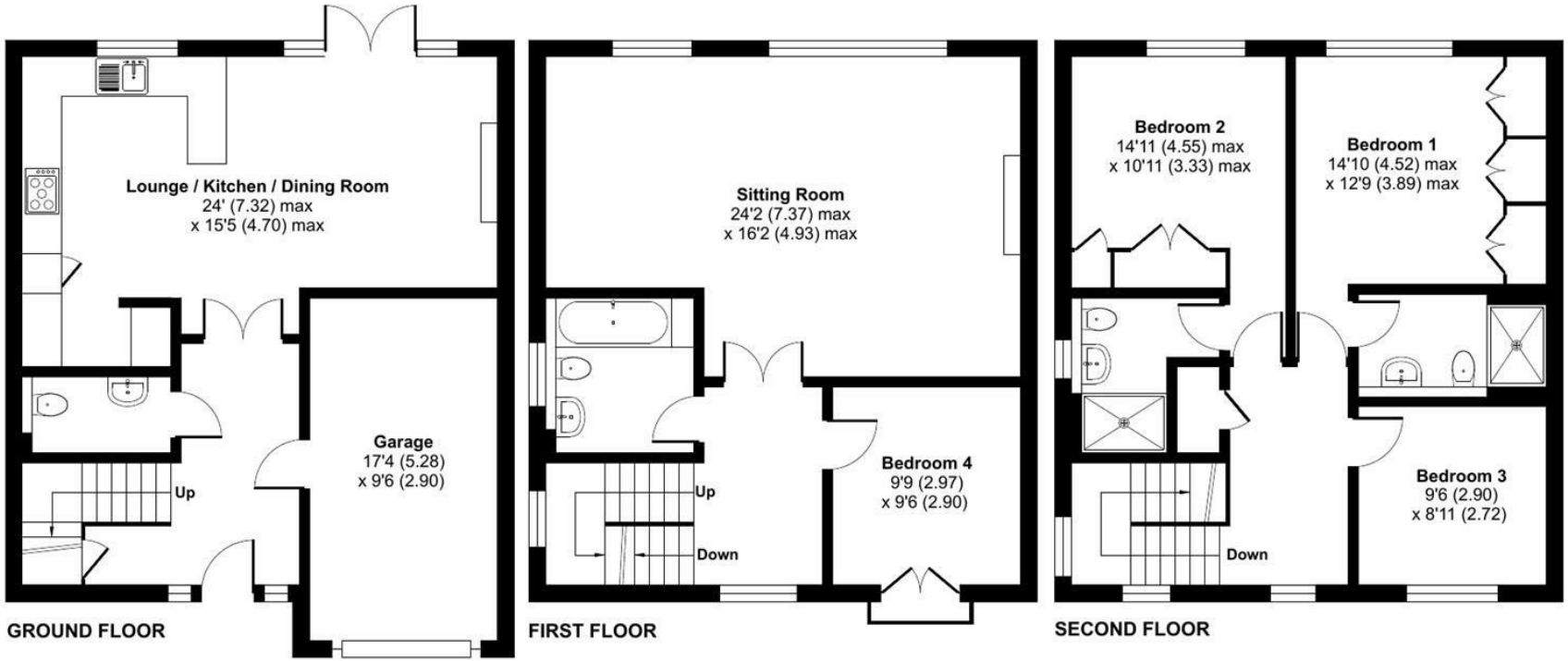
**Location**
Royal Victoria Park is located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

**Other Information**
Freehold.
Council Tax Band: F

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Royal Victoria Park, Bristol, BS10

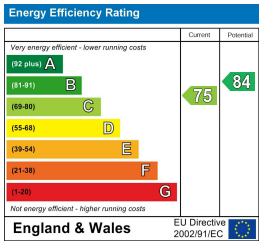
Approximate Area = 1770 sq ft / 164.4 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1935 sq ft / 179.7 sq m
For identification only - Not to scale

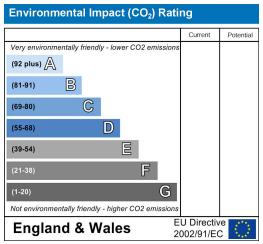



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Hollis Morgan. REF: 1178133





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