

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 11'5" x 10'10" (3.5m x 3.32m)
- Living Room 13'1" x 8'10" (4.00m x 2.71m)
- Dining Room 6'0" x 5'2" (1.83m x 1.58m)
- WC/Utility 14'6" x 11'3" (4.42m x 3.44m)
- Landing 9'0" x 8'5" (2.76m x 2.57m)
- Bedroom 9'4" x 7'1" (2.85m x 2.18m)
- Bedroom 7'1" x 9'4" (2.18 x 2.85 m)
- Bedroom 11'5" x 4'10" (3.48m x 1.49m)



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.
 GIRAFFE360
 (1) Excluding balconies and terraces
 Approximate total area
 931 ft²
 86.4 m²



- Living area
- Dining area
- Kitchen
- Downstairs WC
- Three bedrooms
- Upstairs bathroom
- Gas central heating
- Enclosed garden to rear
- No onward chain!

PROPERTY TYPE House - End Terrace

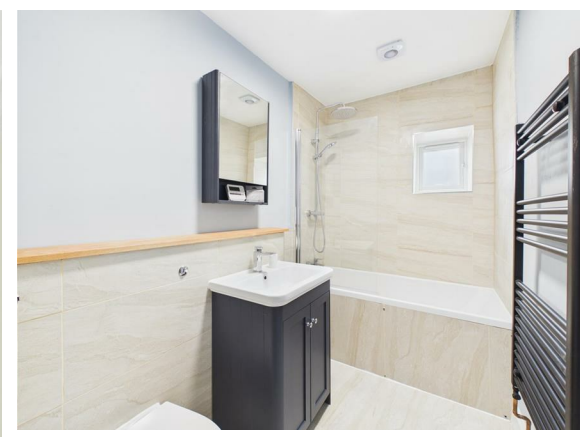
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well presented Victorian style home, set a short distance from the ever popular Church Road. The home has just undergone a complete reorganisation and updating, with a new glazed extension, new upstairs bathroom and new kitchen.

The accommodation comprises entrance hallway, living area, dining area, kitchen/breakfast room, downstairs wc/utility, three bedrooms and an upstairs bathroom.

Pleasant, enclosed courtyard garden.

Offered for sale with no onward chain!



the location

Set in the ever popular district of St George and its range of independent shops, restaurants and bars. St George park is literally at the end of the road, with its fabulous, Victorian lake. There is good access to Bristol city centre, Lawrence Hill train station and nearby Troopers Hill Nature reserve, with its wooded and riverside walks. Bristol 1.6 miles Bath 10.8 miles

Offered for sale with no onward chain!



just a thought...

Behind this modest exterior lies a modern, well proportioned three bedroom home. Set in a highly sought after location, this is one not to be missed!