

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures 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.



- Extended detached home with adaptable accommodation
- Two large reception rooms
- Open plan refitted kitchen/living area
- Four bedrooms
- Double garage and driveway
- Enclosed garden to the side
- Additional garden space to the rear
- Viewing advised

99 Summerhill Road, St George, Bristol, BS5 8JT
£630,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



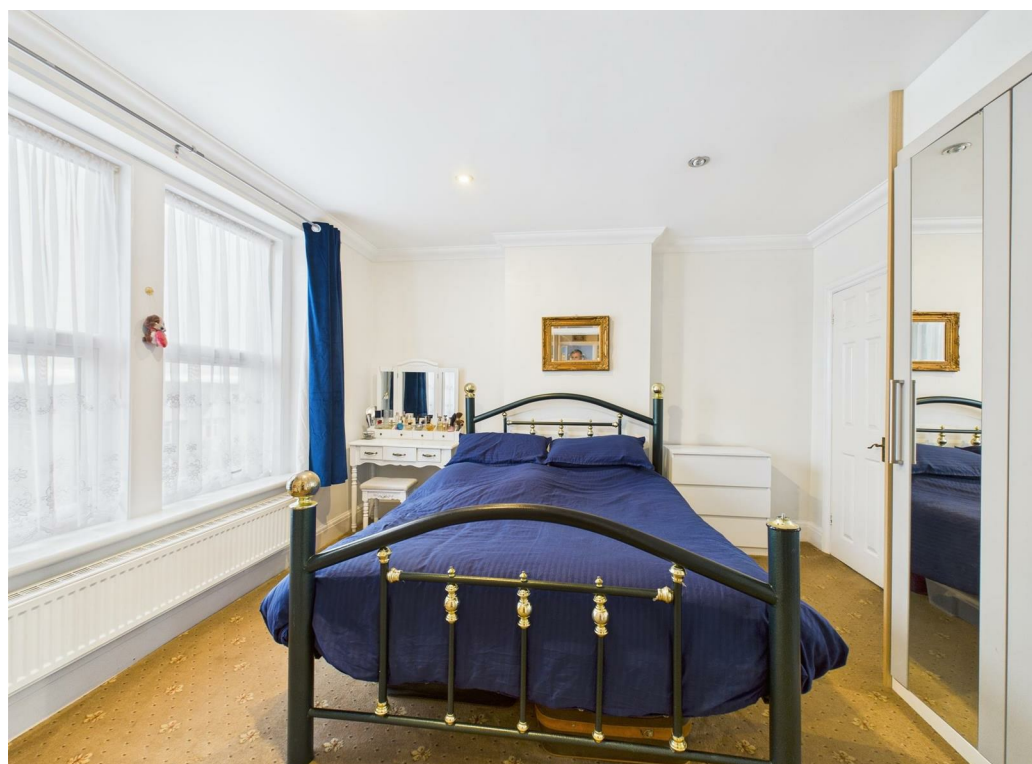
A rare opportunity to acquire this impressive extended detached property occupying a prominent position within easy reach of Troopers Hill and Church Road with its wide range of amenities.

Boasting adaptable accommodation comprising entrance hall, two large reception rooms, and an open plan refitted kitchen/living area.

To the first floor are four generous bedrooms and a family bathroom plus en suite.

Outside, is a driveway to the front which leads to a double garage, an enclosed garden to the side, additional garden space to the rear and open aspects to the front.

Internal viewing is highly recommended.



the location

Close to the green space of Troopers Hill, and within easy walking distance of the riverside walks. Set on the bus route, giving easy access into the city centre and the shopping facilities of Church Road, St George. Bristol 1.9 miles Bath 9.8 miles



Impressive extended detached home with adaptable accommodation.

just a thought...

Boasting versatile and adaptable accommodation, this property could lend itself to larger family or those working from home.