



- Charming three-bedroom character cottage
- Two reception rooms
- Kitchen and bathroom
- Deceptively spacious and well-proportioned accommodation
- Pleasant enclosed rear garden
- Easy access to Bristol City Centre
- Close to green spaces including Dundridge Farm

22 Predrys Lane, St George, Bristol, BS5 8TE
£315,000 Freehold

Hallway
Reception Room
Reception Room
Kitchen
Bathroom
Landing
Bedroom
Bedroom
Bedroom

11'7" x 10'10" (3.54m x 3.32m)
14'10" x 11'10" (4.54m x 3.62m)
10'11" x 8'0" (3.35m x 2.46m)
7'10" x 6'7" (2.41m x 2.01m)
15'1" x 11'2" (4.61m x 3.42m)
11'10" x 11'11" (3.62m x 3.64m)
10'11" x 8'0" (3.35m x 2.45m)



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A charming three bedroom character cottage in a popular location. With entrance hallway, two reception rooms, kitchen and a bathroom. To the rear is a pleasant enclosed garden.



the location

Conveniently located for easy access to Bristol City Centre. The property also benefits from excellent nearby green spaces including Dundridge Farm, Troopers Hill Nature Reserve and the River Avon at Crews Hole, all quite literally on the doorstep. Local shops can be found at Nags Head Hill, while the more comprehensive amenities of Hanham High Street are just a short distance away. Bristol 2.7 miles Bath 9.3 miles

The property is offered with vacant possession and is ready to move straight into.

just a thought...

Behind its classic exterior lies a deceptively spacious and well-proportioned three-bedroom home. Ideally located and boasting lovely rear gardens, this is a fantastic opportunity not to be missed.

