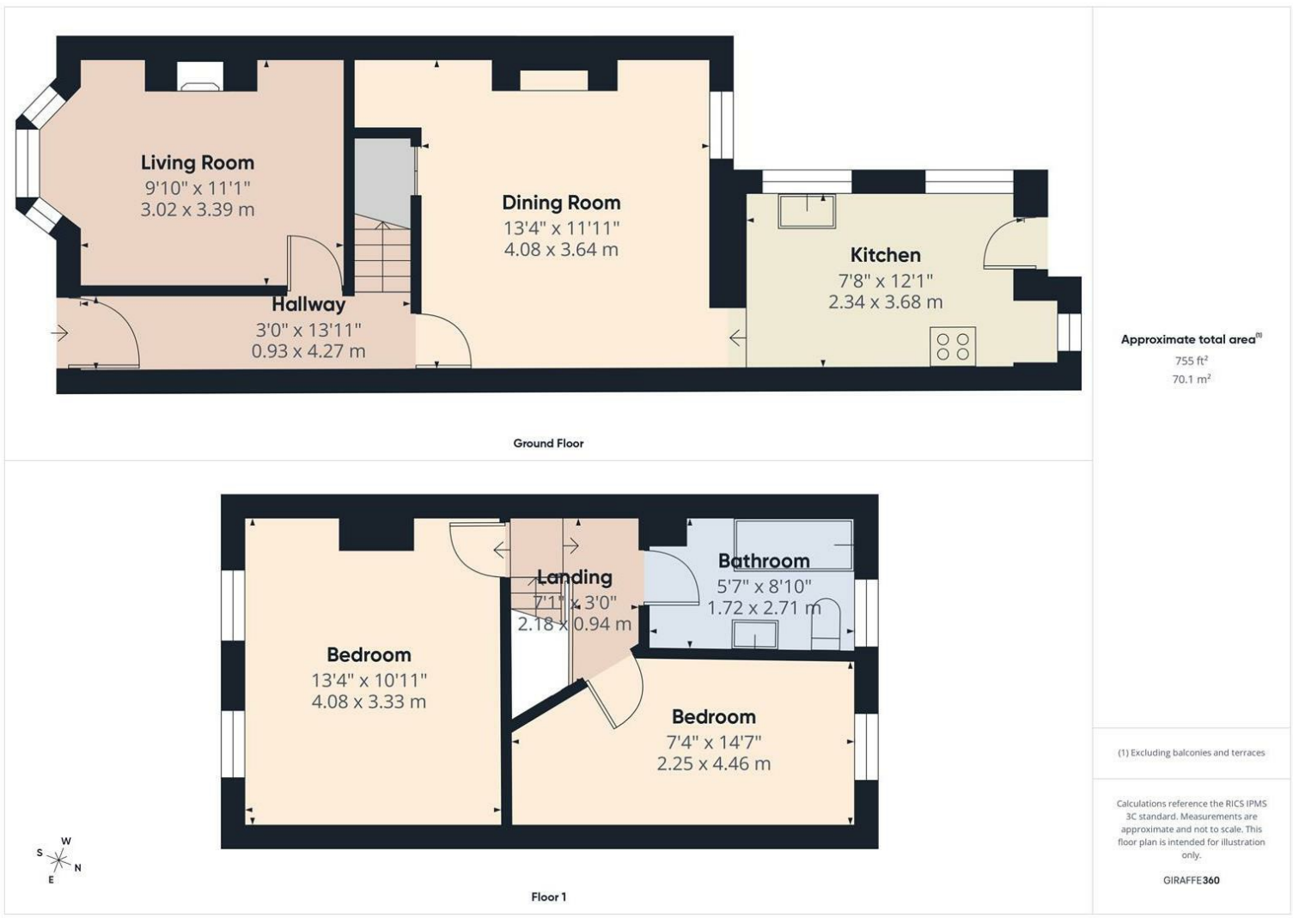
DW SMITH EST 19 99

23 Sloan Street, St George, Bristol, BS5 7AD

£350,000 Freehold

- Lounge
- Separate dining room
- Kitchen
- Two bedroom
- Bathroom
- Courtyard garden
- Gas central heating





Hallway

Living Room
11'1" x 9'10" (3.39m x 3.02m)

Dining Room
13'4" x 11'11" (4.08m x 3.64m)

Kitchen
12'0" x 7'8" (3.68m x 2.34m)

Landing

Bedroom
13'4" x 10'11" (4.08m x 3.33m)

Bedroom
14'7" x 7'4" (4.46m x 2.25m)

Bathroom
8'10" x 5'7" (2.71m x 1.72m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





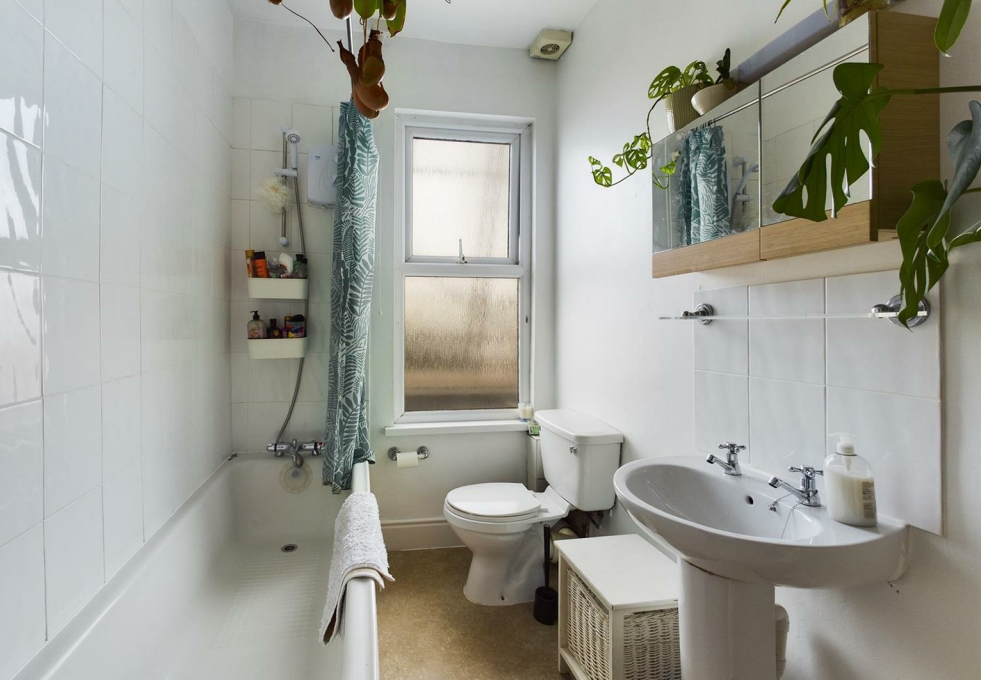
Well presented, two bedroom Victorian single bay villa set a stones throw from St George Park.

With entrance hallway lounge separate dining room and kitchen to the ground floor.

To the first floor there are two bedrooms and a bathroom. With double glazing and gas central heating the property also has an enclosed courtyard rear garden.

Viewing recommended.









the location

Sloan Street is situated within easy reach of local shops and amenities of Church Road plus regular transport links in to the City Centre. Close to greenspace of St George Park and Troopers Hill Nature Reserve. Bristol 1.8 miles Bath 10.3 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered St George before this could be the one! With an amazing park on your doorstep, a great range of local facilities and a short bus ride into Cabot Circus and Bristol Harbourside.