



**5 St Aidans Road, St George, Bristol, Bristol, BS5 8RP**

**£215,000**

- Extended Family Home
- Beautifully Presented
- Two Double Bedrooms

- Gardens
- Dg & GCH

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ACCOMODATION

ENTRANCE PORCH

Via uPVC double glazed front door, cupboard housing combination boiler supplying gas central heating and hot water, inner glass panel door to

HALLWAY

Stairs to first floor, laminate flooring, radiator and under stair storage cupboard, doors to

BEDROOM/STUDY 11' 3" x 5' 8" (3.43m x 1.73m)

uPVC double glazed window to front aspect, radiator and laminate flooring

CLOAKROOM

A white two piece suite comprising, low level wc and wash hand basin

KITCHEN/DINER 14' 1" x 11' 9" (4.29m x 3.58m)

A fabulous kitchen diner with a lovely range of wall and base units boasting a 8 burner range cooker with gas oven, fridge/freezer, dishwasher, washing machine, sink and drainer unit, radiator and folding glazed doors to

LOUNGE 13' 6" x 10' 2" (4.11m x 3.10m)

This is an enviable addition to the property with two velux roof lights, uPVC double glazed window to rear, uPVC double glazed french doors opening onto garden, radiator and tv point

FIRST FLOOR LANDING

Loft access point and doors to

BEDROOM ONE 12' 4" x 11' 4" (3.76m x 3.45m)

uPVC double glazed window, built in cupboards and radiator

BEDROOM TWO 12' 4" x 10' 7" (3.76m x 3.22m)

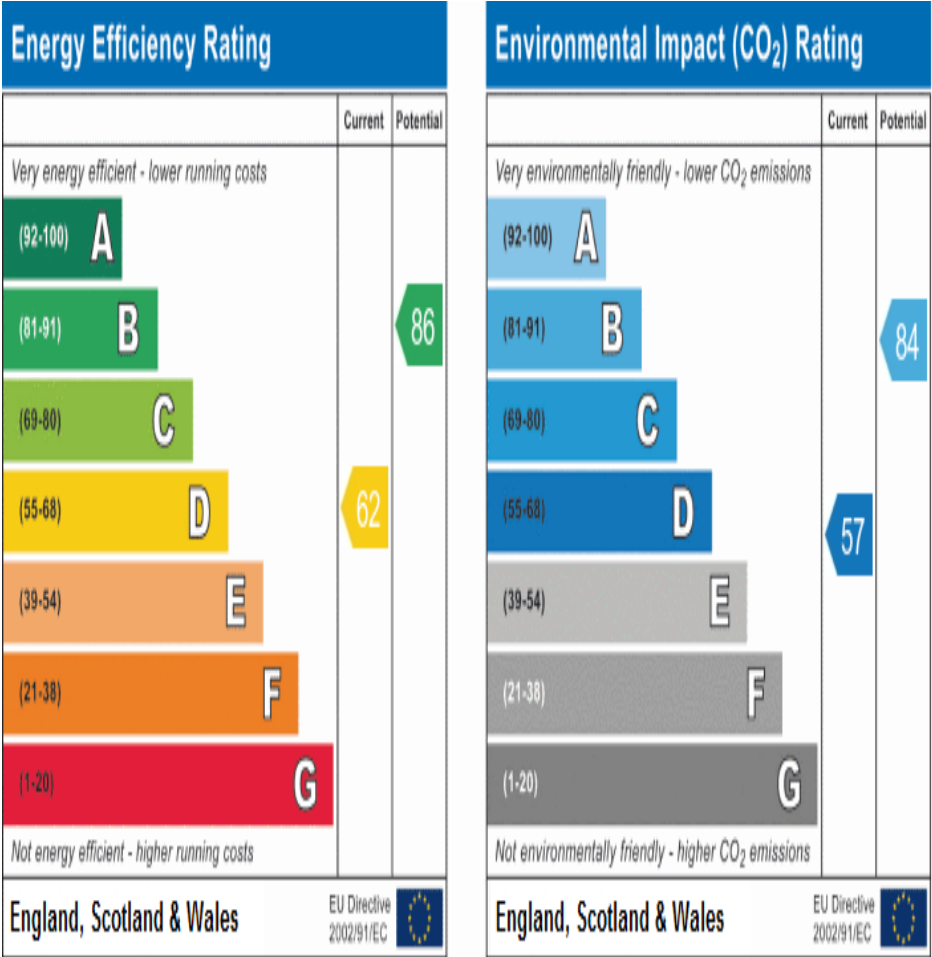
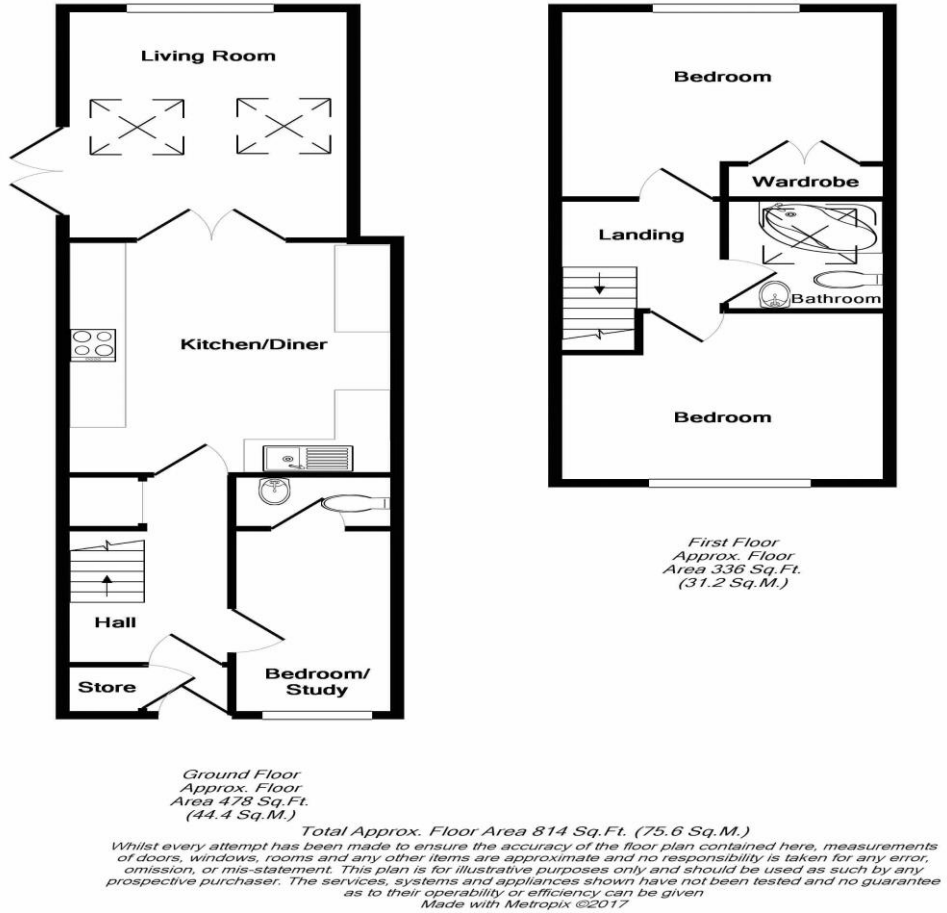
uPVC double glazed window and radiator

BATHROOM

A modern family bathroom comprising, corner bath with mixer shower over, pedestal wash hand basin, low level wc, tiled splash backs and velux roof light.

GARDEN

A lovely tiered garden to the rear with a spacious area to lawn and spacious paved seating area, side access from the front garden.



Address:  
5 St Aidans

Reference:  
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Please Note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable 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. 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.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.