



204 Dundridge Lane St George Bristol
BS5 8SX

£365,000

Welcome to this charming detached bungalow located in a popular area within St George and offers a fantastic opportunity for those looking to create their dream home. With two generous bedrooms, a double garage, a generous garden mainly laid to lawn, this property provides ample space for comfortable living and there is parking for several vehicles. Although in need of some modernisation the bungalow offers huge scope to add your own mark. Don't miss out on this opportunity to own a detached property in a sought after location. Briefly the accommodation comprises of an entrance porch, a generous hallway, a spacious lounge/Dining Room with sliding doors onto a conservatory, a fitted kitchen, two generous bedrooms and a shower room. Further benefits include double glazing and gas central heating and a boarded loft area. OFFERED FOR SALE WITH NO ONWARD CHAIN, early viewing is advised.

Entrance

Upvc double glazed entrance door leading into the entrance porch.

Entrance porch

Two double glazed windows to the side. tiled floor, panel door leading into the entrance hallway.

Entrance Hallway

Single radiator, access to the loft space, storage cupboard, doors into the kitchen, lounge/dining room, bedrooms one and two and the shower room.

Kitchen

14' 1" x 9' 11" max (4.3m x 3.01m)
Double glazed window to the front, range of wall and base units with rolled edge work surfaces, stainless steel sink unit with mixer tap over, fully tiled walls, built in gas hob and electric oven, integrated fridge and freezer, space for a washing machine, pantry cupboard.

Lounge

21' 7" x 13' 7" (6.57m x 4.13m narrowing to 3.66m)
Sliding patio doors leading into the conservatory, feature fireplace with gas fire, two single radiators.

Conservatory / Dining Room

12' 2" x 9' 6" (3.7m x 2.9m)
Upvc double glazed construction on a dwarf wall with sliding doors to the rear garden and a glass roof, laminate flooring, radiator.

Bedroom One

11' 10" x 11' 10" (3.6m x 3.6m)
Double glazed window to the rear, range of built in wardrobes, single radiator.

Bedroom Two

9' 10" x 8' 10" (3.0m x 2.7m)
Double glazed window to the front, single radiator.

Shower Room

Double glazed obscure window to the front, shower cubicle with electric shower. low level WC, vanity unit with wash hand basin, part tiled walls, vinyl flooring, single radiator.





Loft

Loft hatch with ladder to a boarded loft space with Velux window, wall mounted gas combination boiler.

Front Garden

The front garden is enclosed by a low boundary wall with gated access to the front door and a five bar gate which leads to a driveway and a double garage and carport.

Rear Garden

The rear garden is enclosed and private it is mainly laid to lawn. There is gated access to the carport, two patio areas, two large garden sheds and an outside water supply.



Local Authority

Bristol City Council

Council Tax Band

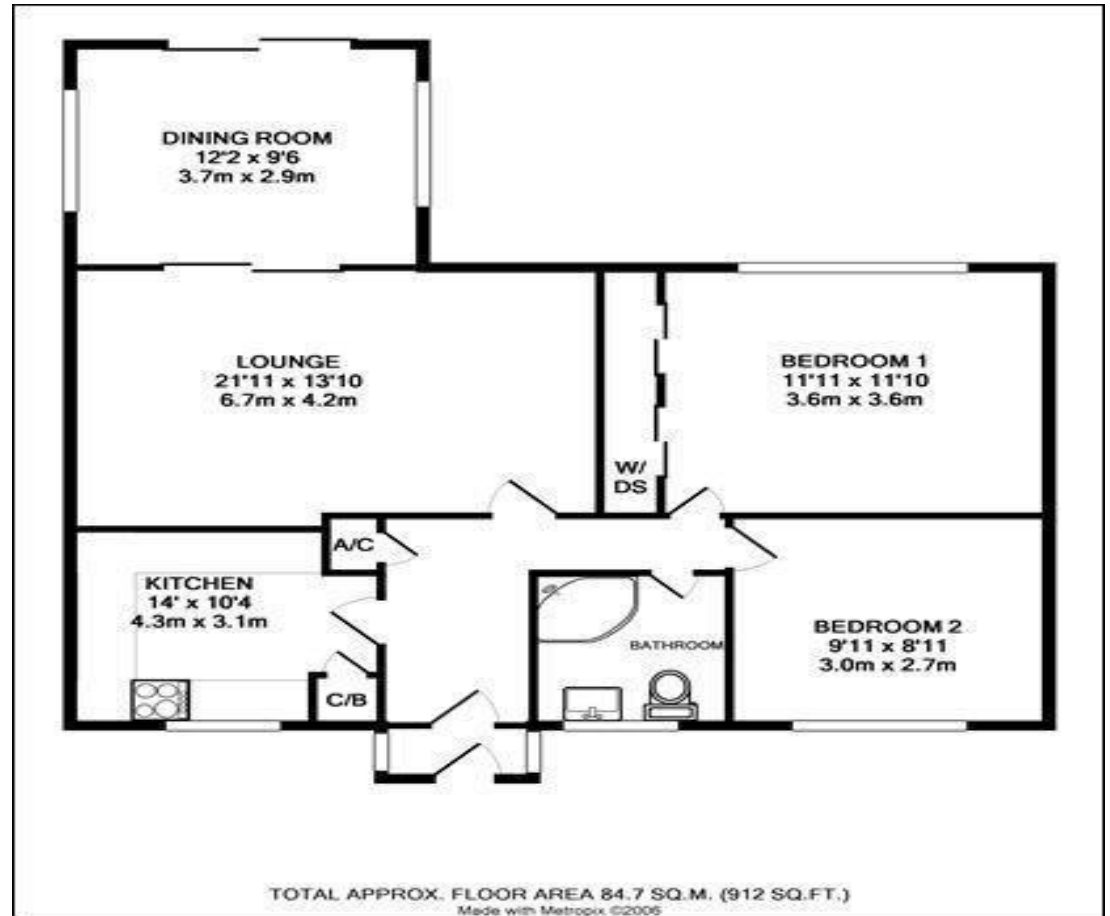
Band D

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol