



37, Fir Tree Lane, St George, Bristol, BS5 8TZ

£450,000

Anne James is pleased to offer to the market this spacious and versatile link detached bungalow which is situated in a quiet no through road in the heart of St George. The property provides light and airy, spacious accommodation which would be ideal for the growing family and boasts a large open plan kitchen/diner, a generous lounge, three double bedrooms and a modern white family bathroom. Further benefits include Upvc Triple glazed windows, an enclosed private rear garden which backs onto allotment and church woodland and a single garage with parking to the front. Well placed for all local amenities with a range of shops, pubs and schools and great access to both Bristol and Bath City Centres, early viewing of this fine property is highly recommended to appreciate all that is on offer, call today!

Entrance

The entrance to the property is through a Upvc double glazed door with matching side panel to the entrance hallway.

Entrance Hallway

Oak flooring, radiator, access to loft space, doors to all rooms and two storage cupboards.

Lounge

16' 10" x 11' 7" (5.13m x 3.52m)

Upvc triple glazed window to the front and side, feature stone built fireplace with open fire, TV point, coving, wall lights, double radiator, Oak flooring, glazed French doors into the kitchen/dining room,

Kitchen/Diner

16' 6" x 13' 0" (5.02m x 3.97m)

Upvc triple glazed window to the side, Upvc triple glazed French doors to the side, range of wall and base units with woodblock work surfaces, space for a range cooker, Belfast sink with mixer tap over, space for an American style fridge freezer, integrated washing machine, integrated dishwasher, coving, spotlights, glazed French doors into the hallway and glazed French doors into the lounge.

Bedroom One

11' 2" x 10' 0" (3.41m x 3.06m)

Upvc triple glazed window to the rear, radiator, coving, TV point.

Bedroom Two

9' 6" x 9' 3" (2.89m x 2.83m)

Upvc triple glazed window to the rear, radiator, coving.

Bedroom Three

11' 2" x 9' 1" (3.41m x 2.77m)

Upvc triple glazed window to the front, radiator, coving.

Family Bathroom

6' 11" x 6' 4" (2.10m x 1.93m)

Upvc triple glazed obscure window to the rear, modern white suite comprising of a panel bath with electric shower over, vanity unit with inset wash hand basin and mixer tap, low level WC, fully tiled walls, tiled flooring, heated towel rail.

Front Garden

The front garden is laid to lawn with mature tree with a pathway leading to the front door and a driveway providing off street parking which leads to a single garage.





Rear Garden

The rear garden is enclosed and private, it is mainly laid to lawn with a raised deck area which leads to the side of the property.

Tenure

Freehold

Local Authority

Bristol City Council

Council Tax Band

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.

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Bristol