



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

Offers in excess of £450,000

We are delighted to offer to the market this well presented, deceptively spacious and versatile link detached bungalow which is situated in a quiet no through road in the heart of St George. The property which has recently been decorated and carpeted provides light and airy accommodation which would be ideal for the growing family or for anyone looking for a quiet, peaceful retreat. This delightful bungalow boasts a spacious hallway, a generous open plan kitchen/diner, a generous lounge, three double bedrooms and a refitted shower room. Further benefits include Upvc glazing, an enclosed private courtyard garden and a single garage with additional parking to the front. Well placed for Bristol City Centre, early viewing of this lovely property is highly recommended to appreciate all that is on offer.

Entrance

The entrance to the property is through a uPVC obscure glazed door with matching obscure side panel leading to the hallway.

Hallway

'L' shaped with a cupboard housing the hot water tank, radiator, two storage cupboards, doors leading into the bedrooms and shower room, loft hatch.

Kitchen/Dining Room

16' 9" x 13' 3" (5.11m x 4.04m)
uPVC double glazed window to the side, double glazed French doors to the side, range of wall and base units with granite work surfaces and upstands, stainless steel range cooker with electric six ring hob, stainless steel splashbacks, integrated washing machine and integrated dishwasher, stainless steel sink with mixer tap, two double radiators, laminate tile effect flooring, inset ceiling spotlights, Oak flooring, square arch leading into the lounge.

Lounge

17' 2" x 11' 11" (5.23m x 3.64m)
uPVC double glazed window to the front and side, feature fireplace with wood burner, Oak flooring, TV aerial point.

Bedroom One

9' 10" x 9' 7" (2.99m x 2.93m)
uPVC double glazed window to the rear, Oak flooring, radiator.

Bedroom Two

11' 9" x 9' 5" (3.59m x 2.86m)
uPVC double glazed window to the front, radiator.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.93m)
uPVC double glazed window to the rear, laminate flooring, range of fitted wardrobes, radiator.





Shower Room

6' 10" x 6' 1" (2.08m x 1.85m)

uPVC double glazed obscure window to the rear, refitted modern suite comprising of a low level WC with concealed cistern, pedestal wash hand basin, shower with electric shower with glass shower screen, inset ceiling spotlights, fully tiled walls, fully tiled floor.

Outside

Enclosed and private courtyard garden, mainly laid to patio.



Front Garden

There is a driveway providing off street parking for several vehicles leading to a single garage. The front garden is mainly laid to lawn.

Single Garage

With up and over door, power and light supply.

Tenure

Freehold

Council Tax

Council Tax - Band D



Local Authority

Bristol City Council

Fir Tree Lane

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



For illustrative purposes only. Not to scale. ID1183958
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		

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